

September 1, 2005

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

**Subject: PC 05-26: 60 Yorktown Shopping Center (Target/Yorktown
Peripheral Planned Development)**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner is requesting that the Village take the following actions on the subject property:

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 Sections 3 (A) and (I) of Ordinance 3962, which granted a conditional use for the Yorktown Peripheral Planned Development to provide for a building expansion on Lot 1 (Target), per the submitted plans.
2. Approve an amendment to Section 3 (G)(1) of Ordinance 3962 and a deviation from Section 153.505(B)(6)(e) of the Sign Ordinance to allow for a second free-standing sign to be located along 22nd Street.
3. Approve an amendment to Section 3 (G)(3) of Ordinance 3962 and a deviation from Section 153.505(B)(19)(a) of the Sign Ordinance to allow for two additional wall signs for the Lot 1 (Target) building.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on August 15, 2005.

Scott DeBell, Civil Engineer for Woolpert, Inc., the contractor for Target for this project, presented the petition. He described the proposed 13,600 square foot building expansion and remodeling of the existing Target store. The expansion is 50 feet to the right side (east) of the existing parking lot area. The proposed site improvements include bumping out the front sidewalk into a bow shape with landscape planters and spherical bollards in the sidewalk area.

Chairperson Ryan then opened the meeting for public comment. There were no comments in favor of or in opposition to the proposal. Chairperson Ryan then requested the staff report.

William Heniff, Senior Planner, noted that the subject property was originally included within the Yorktown Planned Development, which was approved in 1965. The Yorktown Peripheral Planned Development was carved out of the original Yorktown Planned Development in 1995. This approval envisioned the development of the Target store and other retail/restaurant/office uses on the subdivided lots. The approved planned development also provides for the review of future development through the site plan approval process.

In 2003, the Village approved a hotel/convention hall facility to be constructed on the property immediately south of the subject property (PC 03-30). As part of that approval, the Village approved driveway improvements along the east property line of the subject property, commonly referred to as "Convention Way". The Village also approved the creation of off-premises signage on the subject property, subject to site plan approval by the Plan Commission.

The petitioner's proposal requests approval of a Lot 1 amendment to the planned development to allow for an approximate 13,600 square foot building addition to their existing 130,700 square foot retail building (a ten percent increase in building size). Two sets of site plans have been prepared as part of this petition. One set depicts the proposed addition based upon the existing conditions found on the property. The second set of plans shows the proposed addition based upon the proposed Convention Way site improvements being constructed on the property. The Convention Way improvements would still be constructed as part of the overall hotel/convention hall development. Target's plans provide for their expansion without Convention Way and with Convention Way improvements.

The proposed addition will meet all of the bulk requirements of the Zoning Ordinance. The Zoning Ordinance would classify the proposed addition as a major change to a planned development as it increases the development density and changes the controlling documents. Therefore, even though all of the B3 provisions are met, the changes must be considered as an amendment to the previously approved conditional use for a planned development. Moreover, this addition must also be approved through the site plan approval process.

The petitioner's submittal includes a conceptual sign package. As shown on the submitted signage plans, the petitioner is proposing to install an additional free-standing sign at the Convention Way/22nd Street intersection of a similar design as the existing free-standing sign along 22nd Street. In discussing the proposed building expansion with the petitioner's consultant, staff noted that staff could conceptually support provisions to allow for a second free-standing sign at Convention Way. Staff supported this signage in light of the proposed driveway improvements that were approved as part of PC 03-30 – the hotel/convention hall project. With creation of this new access point and the corresponding traffic signal improvements at 22nd

Street, staff envisions that this access point will become the primary access/egress point into Target.

The Village approved two off-premise signs to be located at the Convention Way/22nd Street intersection, with the signage subject to a separate site plan approval application to the Village. However, the Convention Way signage will be subject to a joint signage design, which shall give the Westin Hotel Conference Center priority placement on the sign. Further, the Lombard Public Facilities Corporation shall have the sole design rights for such signage. Therefore, staff can support additional monument signage for Target to be located at Convention Way, but in lieu of the petitioner's sign package submittal, staff recommends that the additional monument signage be tied into the final signage package for Convention Way and that the signage shall be subject to a site plan approval application. Moreover, the additional signage should be conditioned to be tied to the Convention Way improvements – if Convention Way is not constructed, the signage cannot be installed.

The submitted wall signage plans depict two additional wall signs – a “Pharmacy” sign on the south elevation and a proposed “Target” sign on the north elevation. The north wall sign is intended to identify the store from Convention Way/22nd Street intersection. The signage also breaks up the overall building mass on the east elevation. In consideration of the signage request, Target is proposing to decrease the overall sign size on their main sign by dropping the word “Greatland” from the wall sign.

As staff has been supportive of other signage deviations along Yorktown Mall access drives (since they frequently function like public streets), staff can support this request. Given the size of the overall store, the additional “Pharmacy” wall sign does not create the appearance of excessive signage.

While the proposed Target sign on the north elevation is approximately 225 square feet in size (15'x15'), it will be setback 320 feet from the 22nd Street property line, so it will be compliance with wall sign code requirements. However, as staff's support of the additional signage is predicated upon the existence of Convention Way, staff recommends that the additional signage be tied to the Convention Way improvements being constructed.

The Comprehensive Plan identifies the site for Regional Commercial Uses, defined as a larger, more intensively developed mixed-use commercial area that serves as a key activity center for the region. Staff finds that the proposed land use is consistent with the intent of the Comprehensive Plan.

As the proposed addition is meeting all of the bulk requirements of the underlying B3PD District and that the expansion is being completed away from adjacent condominium residences west of the subject property, staff finds that the addition would be compatible with the adjacent residential uses. With respect to the proposed hotel/convention hall project to the south, the proposed addition will have minimal effect upon the approved Convention Way improvements and/or the hotel development itself.

To ensure compatibility with the adjacent land uses, Mr. Heniff also outlined additional issues for consideration. Regarding traffic generation, KLOA, the Village's consultant, notes that when there is an existing use like the Target store and there is a small proposed expansion, there is a very little trip generation increase, if any, because the trips and the market area is already established. The petitioner is providing more parking than what is required by code. While dead end lots are not most desirable, in this case the lot configuration is preferable to opening the parking up and providing access to the loading dock (truck/car vehicle conflicts) and/or additional access onto Convention Way (an access is provided immediately south of the lot).

With respect to the parking lot itself, staff finds that access through the parking lot from 22nd Street to the Yorktown ring road is rather circuitous and does not lend itself for good traffic flow. This issue may be significantly improved by the development of Convention Way east of Target. However, should this improvement not occur, staff recommends as a condition of approval that the parking lot should be redesigned to better accommodate through-traffic movements.

Mr. Heniff noted that, the Village Board may want to revisit the traffic issues at the 22nd Street/Fairfield Place intersection, particularly after the Convention Way improvements are completed. While the Plan Commission did not support any conditions relative to access provisions at 22nd Street and Fairfield associated with PC 05-23, staff believes that if in the future the Village considers access modifications to the 22nd Street/Fairfield Street intersection in the future, that the petitioner (Target) shall not object to the request. Staff notes that once full access is provided to Target from the 22nd Street/Convention Way signalized intersection, customers will find Convention Way as an easier way to get to the store itself. He noted that the petitioner has not stated any objections to this condition.

The petitioner has submitted a landscape plan that incorporates foundation plantings and planter box landscape improvements associated with the building expansion. As the existing parking lot and wetlands meet the Village's requirements for plantings in these areas, no additional landscaping is required. In review of the plant materials, staff finds the landscape plan to be acceptable.

The petitioner intends to make the addition look identical to the original building so that the addition will not be apparent from the building exterior. The petition is also proposing minor banding, consisting of a red stripe around the building perimeter to break up the building mass. Staff finds the addition to be compatible with the existing building and therefore is supportive of the elevations as proposed.

Chairperson Ryan opened the public hearing for discussion and questions by the Plan Commission.

Commissioner Flint inquired about the timing of the Convention Way improvements. Mr. Heniff noted that it is tied to the hotel project, which could still be started this year. However, so that the Target project is not delayed, two concept plans are proposed for the site.

Commissioner Olbrysh sought clarifications as to the nature and extent of the building improvements as they are represented on the petitioner's building elevations. Mr. DeBell noted those elements that are existing and the items that are proposed to be added to the building. Commissioner Olbrysh opined that the rear elevation along 22nd Street is bland and the sign does break up some of the building mass.

Mr. Heniff then referred to staff's recommendation about future restrictions to 22nd Street and Fairfield Avenue. After some discussion among the members, Commissioner Burke stated that as Target does not object to the request, it can be included in the conditions of approval.

George Wagner, Village Counsel, also noted the free-standing sign provisions noted within the engineering comments within the IDRC report should state that the sign be placed outside of the wetland area.

After due consideration of the petition and the testimony presented, the Plan Commission found that the petition complies with the standards required by the Lombard Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 4-0, recommended to the Corporate Authorities **approval** of the petition associated with PC 05-26, subject to the amended conditions:

1. The petitioner shall develop the facility essentially in accordance with the final site plans and landscape plans prepared by, prepared by Woolpert, Inc., dated June 29, 2005 and the exterior Building Elevations, prepared by RSP Architects, dated July 13, 2005 and made a part of this petition.
2. In the event that Convention Way construction has not commenced prior to the issuance of the building permit for the Target building expansion, the petitioner shall follow the final site plan without Convention Way improvements submitted as part of their petition and attached as Exhibit A. In the event that Convention Way construction commences prior to the issuance of the building permit for the Target building expansion, the petitioner shall follow the final site plan depicting the Convention Way improvements submitted as part of their petition and attached as Exhibit B.
3. The petitioner shall satisfactorily address the IDRC comments included within the IDRC staff report. Moreover, in the event that the Village deems it to be in the best interest of the Village to restrict or prohibit turning movements at the 22nd Street and Fairfield Avenue intersection in the future, the property owner agrees not to object to such a restriction.
4. That Ordinance 3962 shall be amended to reflect the approved revised site plans and building elevations submitted as part of this petition.

5. Section 3 (G)(1) Of Ordinance 3962 is hereby amended to allow for an additional Target sign to be located on the subject property at the 22nd Street/Convention Way intersection. The proposed sign shall be of a joint signage design, which gives the Westin Hotel Conference Center priority placement on the sign. Further, the Lombard Public Facilities Corporation shall have the sole design rights for such signage. The final design of the signage shall be subject to a separate site plan approval submittal to the Plan Commission. The signage request shall also only be deemed to be approved if the Convention Way improvements are approved and constructed on the subject property.
6. Section 3 (G)(3) of Ordinance 3962 is hereby amended to provide for two additional wall signs on the subject property. Said signs shall be in conformance with the submitted sign package prepared by RSP Architects, dated July 13, 2005. The "Target" wall sign proposed for the east elevation request shall also only be deemed to be approved if the Convention Way improvements are approved and constructed on the subject property.
7. In the event that Convention Way is not constructed and upon a request by the Village, the petitioner shall work with the Village a facilitate the reconfiguration of the existing parking to accommodate through traffic movements from 22nd Street to the Yorktown ring road.
8. That the development shall be developed consistent with all Codes of the Village.
9. With respect to the free-standing sign request, an off-premise sign has already been approved for the same location by the Village. As with the off-premise sign, any signage proposed for the site must be located outside of any clear line of sight areas, outside of any recorded public utility easements, or outside of the special management (wetlands) area.

Respectfully,

VILLAGE OF LOMBARD

Donald F. Ryan
Lombard Plan Commission

att-

c. Petitioner
Lombard Plan Commission