

April 27, 1999

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

**Subject: PC 99-16; 101-125 South Main Street**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. This petition 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.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on April 19, 1999.

Eric Nolan of CB Richard Ellis and representing Big Idea presented the petition. He thanked the Commissioners for the opportunity and stated that Phil Vischer, President of Big Idea, sends his regrets for not being here. He indicated he would like to introduce representatives of RTKL that accompanied him here tonight; they are Keith Campbell, Director of Design, and Gordon Bartram. He stated that the Big Idea project is complex, the major design concepts have been accomplished and the design issues resolved. He presented a site diagram, a materials board as well as a study model that was displayed and stated it was used a design tool to test their design in three dimensions.

Mr. Nolan stated that the petitioner likes the downtown area and each building was designed individually and with a specific character. He indicated that in the new building there will be a Big Idea store, corporate headquarters and commercial storefronts which will encourage pedestrian activity. He talked about the critical restoration of the theater and the use of it. He indicated that the new building will be connected to the theater by a glassy transparent piece. The brick will be buff colored to match the existing theater.

Mr. Nolan stated that there were major and minor issues they kept in mind when designing the new building. The minor issues included: having the tower serving as a beacon; the canopy above the Main Street storefronts providing weather protection as well as carrying the Big Idea Sign; and lastly that they see the existing marquee sign as a historical designation and providing flair. The major issues consisted of having not one big building but a series of two, to reinforcing pedestrian traffic, and respecting the design of the existing DuPage theater.

Doug Christensen, 301 W. Goebel Drive, spoke in favor of the petition. He stated he has been a proponent of the DuPage Theater and has been encouraged by the plans he has seen tonight. He stated he was in support of the petition but asked where the entrance into the existing theater will exist when connected to the new building. He felt that this was an exciting project as long as the preservation of the theater is kept a focal point.

There were six people to speak against the petition. They were:

Joan DeStephano, 30 North Lincoln, stated she served on the Comprehensive Plan Committee and was an advocate for the downtown B5 district. She stated she had three concerns:

1. The sign is inappropriate because of its size. She referred to the sign ordinance and stated staff holds others to it why not Big Idea.
2. The tower is excessive and asked what the purpose was.
3. Thought the building is excessive in terms of density as their reason for butting up to the Charlotte property owners in back.

Beth Pawlak, 142 S. Charlotte, stated that she hoped Big Idea was sincere in keeping the Charlotte homeowners concerns in mind with this phase and possibly any other phases or plans Big Idea might have. She asked if it was possible that in Phase II a parking garage would be built if the expansion of Big Idea would go up to the Brust Funeral Home property.

Mary Ann Eastman, 100 S. Charlotte, stated she had several concerns about the new building. Those were:

1. There was no on-site retention. She indicated the viaduct repeatedly floods and asked if Big Idea intends to cover the whole area with a parking lot or building, as this might start a problem that has finally come under control.
2. The driveway in back of the theater goes up to the property line. How can they expect to put their landscaping on other people's property.
3. The height of the building
4. The size and length of the sign is ridiculous for the area and is out of scale.
5. The height of the building in regard to the tower.

John Pawlak, 142 South Charlotte, stated he was concerned about flooding, curbing, and detention. He questioned the compensation to the property owners as well as a landscape plan. He was concerned about parking issues and where the theater patrons will park. Lastly, he asked about lighting the parking lot and what steps will be taken to ensure the property owners will not be affected by the lighting.

Sharon Lawson, 25 E. Parkside, stated she lives next to the Big Idea property on Parkside. She was concerned about the addition of semis and busses and the extra traffic, the availability of parking, their exits being right next to each other as well as enough space for turn around. She indicated that currently during commuter hours there is a tremendous amount of traffic caused from people trying to avoid the train on Grace. She stated that this area is also residential as well as commercial.

Larry Erven, 145 S. Charlotte, stated he has lived there for 25 years and his wife grew up on this street. He indicated he spoke last time when someone wanted to build condos in this area. He has raised children here and he wants to protect this type of neighborhood. He stated that Big Idea wants to work with neighbors and felt that they should work within and abide by the zoning laws. He stated he is in favor of seeing the DuPage Theater restored but doesn't want the people on Charlotte to be abandoned.

Mr. Nolin rebutted. He gave the history of Big Idea's plans and stated some of the reasons for doing things the way they did. He stated that the back of the site conforms with the setback and height regulations, but the tower did not

conform with the height restrictions. He indicated that they may want to use this drive aisle as a one way in or out and try to salvage some green space. He indicated that a 8' wooden fence will be installed along the property line and a landscape allowance of \$42.00 per lineal foot will be given to the property owners to provide the landscaping of their choice.

Mr. Nolin stated that Big Idea does not produce any items on site. Therefore only occasional truck deliveries will occur; most likely for office supplies which will be brought on small panel trucks and not semis. He addressed the bus issue by stating that they have provided an indented area along Parkside to allow busses to wait and not block Parkside. He stated that since their tours are scheduled, there should not be more than 2 busses at any given time. He stated that anything over that will have to be accommodated in the parking lot. Mr. Nolin stated that engineering plans will accommodate runoff into the existing stormwater system. He felt that the tower was extremely important as it will be used as a beacon. He described where the entrance into the theater will be from the new building and exiting will occur in the covered "alleyway". He stated that the lighting will be according to the requirements and normal approval process.

When addressing the sign issues, he stated that it brings back the character of the DuPage Theater and has a big Hollywood feel as they are trying to recruit people from Los Angeles. He stated that Big Idea currently employs 88 people and in the future, looks to house 300 employees and will be looking for the capability to expand.

Mr. Nolin did agree that there will be additional traffic on Parkside but are trying to work with the Village to mitigate that.

Mr. Hulseberg presented the staff report and gave a brief overview of the development. He stated that there were two lots of record and gave a description and what consisted on each. He indicated that Big Idea desires to reuse the DuPage Theater and construct a 40,000 square foot addition. This addition would be treated as a second building one lot-of-record. He indicated they have requested an exception to the sign ordinance to allow a sign that doesn't fit into any established category and to the zoning ordinance for two structures on one lot-of-record. He stated they are seeking to put a glassed roof area which will look like an alleyway, from inside. He indicated that detention would be provided off site as the Village is acquiring 1-1/2 acres of land to satisfy their detention requirements as well as for the entire downtown.

Mr. Hulseberg indicated Big Idea's material selections were reviewed and staff believes the use compatible. He stated Private Engineering Services had comments regarding preliminary engineering and referred to staff's conditions. Lastly, he stated most of the properties to the rear of Big Idea are 60' in width except the southernmost property owner (which is less), who will also be provided with a fence for the entire property line.

Chairperson pro tem Broderick opened the public hearing for discussion and questions by the Plan Commission.

Commissioner Kramer asked about the Big Idea sign and specifically what materials the letters were made of and if they were lit from behind. Mr. Hulseberg stated that they were natural finish metal letters lit from behind and not lit internally. He also stated that photometric lighting plans would have to be submitted with their building plans, during the building permit stage. The lighting must meet the requirements of the Zoning Ordinance, as they have not requested any exceptions to this standard. Commissioner Kramer indicated that she didn't have a problem with the sign because it wasn't neon and felt the impact wasn't that great. She did indicate that she was against any solid material behind the letters to give it a billboard effect. Mr. Hulseberg suggested adding a condition to clarify that no backing materials be used and that the letters have to be channel letters.

Commissioner Olbrysh asked how the parking will be accommodated when there are theater presentations. Mr. Nolin stated that the presentations will take place outside of business hours and they will have parking along the site as well as municipal parking in Lombard. Mr. Hulseberg indicated that staff is working with them on that issue.

Commissioner Kramer stated she was glad to see restitution was being given to the residents behind them and felt it was a good step. She asked if the tower does anything and if it is just as they see it on the study model. Mr. Nolin stated there will not be a light from the top of the tower but will be lit from below. This will cause it to be lit up but not shine out.

Commissioner Sweetser stated she expected more compatibility and integration between the historical piece and the proposed addition. She felt that the design didn't carry through as indicated nor did the scale accomplish what they wanted. She stated that they needed to take seriously the concerns of the residents.

Commissioner Sweetser then asked if the 74 parking spaces could potentially accommodate 265 employees and also if there was a “No truck traffic” sign on Charlotte. Mr. Hulseberg indicated that he was unsure of the existence of the sign and stated he would check with the police chief.

Commissioner Kramer asked Ms. Petsche if they could insert \$42.00 per lineal foot in the blank space on condition 1c., of the staff report. Ms. Petsche stated the Plan Commission could insert the dollar amount.

Commissioner Sweetser then asked if her question about parking could be answered. Mr. Nolin stated that they encourage employees to use the trains and the employees who reside in Lombard have expressed an interest in riding bikes and walking to work. He stated that as the need arises, they will have to provide a parking lot.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposal does comply with the standards required by the Lombard Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 5 to 0, recommended to the Corporate Authorities, approval of the petition associated with PC 99-16 with 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 contained 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 \$42.00 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.
2. No backing materials, only channel letters, shall be allowed on the sign.

Respectfully,

**VILLAGE OF LOMBARD**

Daniel Broderick  
Chairperson pro tem  
Lombard Plan Commission

DAH:jd  
att-

c. Petitioner  
Lombard Plan Commission