

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) \_\_\_\_\_ *Waiver of First Requested*  
  X   Recommendations of Boards, Commissions & Committees (Green)  
Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: December 28, 2005 (BOT) Date: January 5, 2006

TITLE: PC 05-43: 300-312 South Main Street

SUBMITTED BY: Department of Community Development *WTL*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. The petition requests that the following actions be taken on the subject property:

1. Approve a conditional use for a planned development with the following companion conditional use, variations and deviations:
  - a. A conditional use from Section 155.417(G) of the Zoning Ordinance to allow for a building of three (3) stories in height and an exception to allow for the building height to be forty-six and one-half feet (46.5') where a maximum of forty-five feet (45') is permitted.
  - b. A deviation from Section 155.417(J) and a variation from Section 155.508 (C)(6)(a) of the Zoning Ordinance to allow for a reduction in the transitional building setback from twenty feet (20') to zero feet (0') along the west property line;
  - c. A deviation from Section 155.417(K) and a variation from Sections 155.508(C)(6)(b) and 155.707(A)(3) of the Zoning Ordinance to allow for a reduction in the transitional landscape setback from ten feet (10') to zero feet (0') along the west property line;
  - d. A variation from Section 155.508(C)(6)(a) of the Lombard Zoning Ordinance to allow for a 1-foot corner side yard setback on the perimeter of a planned development where a 30-foot front and/or corner side yard is required in the abutting R5 General Residence District;
  - e. A variation from Sections 155.707(B)(3)(a) through (d) of the Zoning Ordinance eliminating the transitional landscape and fence requirements along the west property line;
  - f. A variation from Sections 155.205(A)(2)(e) and 155.207(A) and (C) to allow for building and fence/wall encroachments into the requisite clear line of sight area;
  - g. A deviation from Sections 153.211(F) and 153.508(B)(19)(a) of the Sign Ordinance to allow for awning and canopy signs to be displayed in conjunction with wall signs;
  - h. A deviation from Section 153.508(B)(19)(c) to allow for more than one wall sign per street frontage.

2. Approve a conditional use per Section 155.417(C)(13) and (I) to allow for an outdoor service (dining) area.
  3. Grant Site Plan Approval authority to the Lombard Plan Commission.
  4. Approve a development agreement for the subject property. *(To be considered with the second reading of the ordinance)*
- (DISTRICT #1)

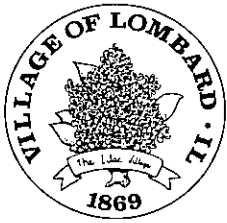
The Plan Commission recommended approval of this request with conditions.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____	Date _____
Finance Director X _____	Date _____
Village Manager X <u>W. H. T. Lichko</u>	Date <u>12/28/05</u>

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



## MEMORANDUM

**TO:** William T. Lichter, Village Manager

**FROM:** David A. Hulseberg, AICP, Director of Community Development *DAH*

**DATE:** January 5, 2006

**SUBJECT:** PC 05-43: 300-312 S. Main Street (Prairie Path Villas)

Attached please find the following items for Village Board consideration as part of the January 5, 2006 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 05-43;
3. An Ordinance granting approval of a conditional use for a planned development with deviations, variations and companion conditional uses, subject to conditions.
4. Plans associated with the petition.

Associated with the second reading of ordinances, staff will be preparing a companion development agreement for the project.



## VILLAGE OF LOMBARD

255 E. Wilson Avenue  
Lombard, IL 60148-3926  
(630) 620-5700 FAX: (630) 620-8222  
TDD: (630) 620-5812  
www.villageoflombard.org

**Village President**  
William J. Mueller

**Village Clerk**  
Brigitte O'Brien

**Trustees**  
Greg Alan Gron, Dist. 1  
Richard J. Tross, Dist. 2  
John "Jack" T. O'Brien, Dist. 3  
Steven D. Sebby, Dist. 4  
Kenneth M. Florey, Dist. 5  
Rick Soderstrom, Dist. 6

**Village Manager**  
William T. Lichter

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business to create a distinctive sense of spirit and an outstanding quality of life."

"The *Mission* of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

January 5, 2006

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

**Subject: PC 05-43; 300-312 South Main Street (Prairie Path Villas)**

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 of Lombard take the following actions on the Subject Property, located within the B5A Downtown Perimeter District:

1. Approve a conditional use for a planned development with the following companion conditional use, variations and deviations:
  - a) A conditional use from Section 155.417(G) of the Zoning Ordinance to allow for a building of three (3) stories in height and an exception to allow for the building height to be forty-six and one-half feet (46.5') where a maximum of forty-five feet (45') is permitted.
  - b) A deviation from Section 155.417(J) and a variation from Section 155.508 (C)(6)(a) of the Zoning Ordinance to allow for a reduction in the transitional building setback from twenty feet (20') to zero feet (0') along the west property line;
  - c) A deviation from Section 155.417(K) and a variation from Sections 155.508 (C)(6)(b) and 155.707 (A)(3) of the Zoning Ordinance to allow for a reduction in the transitional landscape setback from ten feet (10') to zero feet (0') along the west property line;
  - d) A variation from Section 155.508(C)(6)(a) of the Lombard Zoning Ordinance to allow for a 1-foot corner side yard setback on the perimeter of a planned development where a 30-foot front and/or corner side yard is required in the abutting R5 General Residence District;
  - e) A variation from Sections 155.707(B)(3)(a) through (d) of the Zoning Ordinance eliminating the transitional landscape and fence requirements along the west property line;

- f) A variation from Sections 155.205(A)(2)(e) and 155.207 (A) and (C) to allow for building and fence/wall encroachments into the requisite clear line of sight area;
  - g) A deviation from Sections 153.211(F) and 153.508(B)(19)(a) of the Sign Ordinance to allow for awning and canopy signs to be displayed in conjunction with wall signs;
  - h) A deviation from Section 153.508(B)(19)(c) to allow for more than one wall sign per street frontage.
2. Approve a conditional use per Section 155.417(C)(13) and (I) to allow for an outdoor service (dining) area.
  3. Grant Site Plan Approval authority to the Lombard Plan Commission.
  4. Approve a development agreement for the subject property.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on December 19, 2005.

Sander Kaplan of SKJN Architekten Corp., architect for the project presented the petition. He referenced the development team member, including David George, developer and Tom Sanderson, the Civil Engineer. He described the location of the project and their proposal to construct a tudor-style mixed use building. The project will have seven retail units and 36 condominium units. Referencing the building elevations, the plan incorporates key design elements. The building design is intended to break up its perceived length and is separated with parapet walls, different types of chimneys, and three different types of brick. To break up the façade, some of the storefronts will be recessed. An arched passageway that leads to a parking area in the rear will be lit for security and there will a potential dining area. The site will be landscaped on the back side of the walkway, so when you look through the passageway you see greenery.

The residential entrance at the corner of Main and Ash is at a 45 degree angle. The project has underground and secured parking for residents, consisting of 60 spaces and has access via an exterior ramp. He showed a site plan of the garage and first floor and the ramp on the diagram.

He then showed the materials board and described the building materials. They are trying to create an urban interesting feel. They set the building back about five feet along Main and one foot to the Ash Street side. Stormwater detention will be provided in a vault under the at-grade parking lot. The at-grade parking lot is accessed from Ash and they removed the curb cuts along Main. They are proposing an optional sidewalk access to the Prairie Path and the trash enclosure will be along the back side masonry enclosure with same materials as the building. The type of brick will be changed on back side of building since it is not as visible as the front elevation.

They requested relief in height from 45 to 46'5 due to the height of the Tudor-style roof. Regarding the west side yard, they are asking for a setback variation. The property to the west is zoned R5 - this is a transitional setback because they are different uses. They have a B5A zoning. They are proposing a zero foot setback so they can provide residential exposure along the Prairie Path. The neighboring property has a driveway and parking along the east side of their lot. The setback relief along Ash is in keeping with the B5A requirement and creating an urban feel. The northwest wing of the building is 100' from the adjacent lot line. The clear line of sight variation at Main and Ash will still provide accessibility to the right-of-way. The access driveway will operate in a one-way in and out, clockwise flow to relieve that site issue. The relief for the signage is for wall signs on canopy signage in a mixed format and for business identification purposes. The signage along the Prairie Path is for user identification and for northbound vehicular traffic.

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

William Heniff, Senior Planner, reiterated the requested actions, summarized the project and submitted the IDRC report to the public record in its entirety. He also passed out the petitioner's response to standards for the requested zoning actions.

He noted that Comprehensive Plan recommends that the Subject Property be developed as part of the Central Business District – Mixed Use Area. Staff finds that the petitioner's plan meets the intent of the plan for the downtown and downtown perimeter area in almost all aspects, including providing for a site layout and architecture that is compatible with a pedestrian scale environment.

He noted that this property is located within the B5A Downtown Perimeter Zoning District. This District was created in 2002 to reflect the objectives of the Comprehensive Plan and is intended to foster development activity that is consistent with the Comprehensive Plan objectives. The B5A district is similar in nature with the downtown B5 District in most respects, including zero foot setback requirements for most requisite yards. The current properties are being used for automotive uses. These automotive uses (car wash and auto repair) have never received conditional use approval from the Village and are therefore legal nonconforming. With the approval of this petition, the proposed development will be in compliance with Village Code.

He then discussed each of the zoning actions requested as part of the development petition. The proposed mixed-use residential/commercial concept is in keeping with the Zoning Ordinance provisions. By establishing a planned development, the Village can review individual components of the development to ensure compatibility with the intent of the downtown perimeter area and surrounding neighborhood. By creating a planned development, the petitioner is provided greater design flexibility while providing the Village with a mechanism to review and approve the design elements associated with the petition.

The petitioner is requesting relief to allow for a building of three (3) stories in height and an exception to allow for the building height to be forty-six and one-half feet (46.5') where a maximum of forty-five feet (45') is permitted. The additional height relief is requested in order to provide for the proposed roof design as shown on the petitioner's submittals. The petitioner's elevations show that the roof pitch is a key element to the overall building design. While the plans could be modified with a flat roof to meet the height limitations, the petitioner desires to incorporate the high pitched, Tudor-style roof design. In consideration of other established buildings and structures in close proximity to the subject property which are three-stories in height, the request for a three-story development can be conceptually supported.

The submitted plan requires relief to allow for a reduction in the transitional building setback from twenty feet (20') to zero feet (0') along the west property line that separates the subject property from the multiple family residential property at 21 West Ash Street. The B5A regulations have a zero foot side yard setback requirement. However, as the west property line abuts an R5 residentially-zoned property, a twenty-foot building setback is required. The relief is requested so that the petitioner will be able to carry the building the entire length of the southern property line, along the Prairie Path. Moreover, the building layout will provide for the below-grade parking structure. The existing one story brick building on the subject property is located 16.3 feet off of the west property line. The adjacent apartment building is located fifteen feet (15') west of the property line. The petitioner has provided elevational renderings of the west wall of the proposed building. To soften the impact of the development staff requested that the petitioner carry the architectural design features proposed for the building on the west wall as well.

He noted that the petitioner is seeking a relief to reduce the transitional landscape setback from ten feet (10') to zero feet (0') along the west property line and eliminate the transitional landscape and fence requirements along the west property line. As with the transitional building setback, the encroachment into the requisite yard is intended to ensure that adequate parking and circulation is provided within the development. The existing transitional landscape yard is non-existent on the subject property. Along the west property line, the existing car wash queue extends to the west property line. On the Yorkbrook Automotive (312 S. Main) site, the rear of the property has been used for storage purposes. Staff finds that the proposed development will not result in the loss of any existing landscaping along the west property line.

As the adjacent property is developed for multiple-family uses (similar to the subject property), the degree of screening between similar uses is not as great. Moreover, as the adjacent property is improved with a parking lot at the far east end of their property, there are no opportunities or need for additional plantings on the adjacent property. Therefore, staff recommends that in consideration of the relief additional solid fencing between six and eight feet in height should be provided along to the western property line, from the south property line to the thirty foot building setback line and adjacent to the entrance ramp and the outdoor parking area.

The B5A District has a zero-foot building setback provision. The rationale for this regulation is to encourage pedestrian oriented development, as opposed to strip commercial development.

The petitioner is intending to abide by the recommendation of the Comprehensive Plan and push the building up to the front of the property. For most B5A properties, this can be done as a matter of right. However, the planned development regulations state that setbacks along the perimeter of a planned development should be no less than those required in the abutting zoning district. As such, a variation from Section 155.508(C)(6)(a) of the Lombard Zoning Ordinance to allow for a 1-foot corner side yard setback on the perimeter of a planned development where a 30-foot front and/or corner side yard is required in the abutting R5 General Residence District is added to the petitioner's request. Staff notes that the petitioner's plan will place the building close (approximately one foot) to the Ash Street property line, but as this portion of the building will still be located about 107 feet from the west property line, its impact on the adjacent residential property is significantly reduced. Staff notes that from an appearance perspective, the two existing buildings abutting Main Street and East Ash Street are also in close proximity to the property line (229 and 301 S. Main). When viewing the setback in the context of the overall Main Street corridor, the relief is reflective of the intent of the B5A District.

Mr. Heniff stated that while the Downtown B5 District does not have a clear line of sight requirement, the B5A District does require compliance with the 30-foot clear line of sight provisions. The petitioner's plan includes proposed encroachments into the clear line of sight area for the entrance/exit driveways as well as the Main/Ash corner. Regarding the Main/Ash corner, staff notes that the petitioner's elevations do provide for a smaller clearance area (21' x 21'). However, in review of the location of the Ash Street cross-section, the roadway is located north of the center-line of the right-of-way. Therefore, the actual clearance area should provide adequate visibility for motorists and pedestrians. The petitioner's plan also encroaches into the areas for the proposed access driveways. The eastern access driveway is proposed as an entrance drive only. As such, an actual conflict point will not exist. Regarding the exit point on the west side of the property, the proposed barrier wall and/or guard rails could create a partial encroachment into the corner side yard. However, staff recommends that stop signs be erected at the property line for each traffic movement exiting the site.

The petitioner has identified a number of locations in which wall signage may be installed on the property, as depicted on the plans. Based upon the submitted elevations, two deviations are required. The petitioner's request for a mixed sign package is intended to break up the scale of the building along Main Street to give it the appearance of multiple structures at a pedestrian level. The awning signage is meant to "frame" the center façade of the Main Street elevation, while the other wall sign elements identify the respective business establishments. Given that the building is over two-hundred feet (200') in length, the varying design of the proposed signage can be conceptually supported by staff.

With respect to the multiple signage request, staff notes that the proposed sign plans also propose signage along the south elevation, to provide an identifier for Prairie Path users as well as traffic heading northbound on Main Street. Staff also notes that while it is not guaranteed that the relief may not actually be utilized, this request is intended to identify those locations where signage may be placed if it is desired by a future tenant. Staff would be supportive of this request provided that the wall signage follows the same guidelines the Village has approved for many



recent developments, including the Main Street Place planned development. These provisions include the requirement that all wall signage to be installed on the building shall be of a uniform design and shall be placed on the building in accordance with the wall sign package as depicted on the submitted building elevations.

While definitive plans for the outdoor dining area would be subject to any future tenants that ultimately occupies the building, a conditional use is requested to allow for an outdoor service (dining) area. As shown on the initial rendering submittals, several tables are proposed to be located along the east side of the building. Moreover, the vaulted passageway provides a unique location for an additional outdoor dining opportunity, should a restaurant establishment lease one of the adjacent tenant spaces. The outdoor dining element is consistent with other outdoor dining elements approved by the Village in the downtown area. Staff can support this request, provided that at least four feet of sidewalk area is available at all times and that the dining component does not inhibit pedestrian traffic flow.

As part of a planned development submittal, the petition includes a request for site plan approval authority to be given to the Plan Commission. This would allow the Plan Commission to review signage or off-site parking deviation requests or to review and approve minor changes to the development plans should they arise. Staff supports this request, as it would allow the Commissioners to address minor changes in an expedient fashion.

As part of this project, a companion development agreement will be created and will be considered by the Village Board concurrent with the recommendation from the Plan Commission relative to the public hearing petition.

The property is located within the Central Business District and is bordered by commercial uses on the north and east. The proposed development orients the project toward Main Street and away from the adjacent multiple-family residential properties. In consideration of the planned development request, staff reviewed the site's design components.

As part of the site plan approval process, the petitioner has prepared building elevations for the project as well as a companion materials board. The elevation will give the Village a sense of what the project will look like upon completion. The building is proposed to incorporate many Tudor-style or later Tudorbethan style building elements. Based upon the initial review of the building elevations, the Plan Commission expressed conceptual support of the elevations at the October 17, 2005 workshop session, as it ties in with the elevations at 301 South Main Street. The submitted plans have been refined to carry the defined elements to each side of the building.

The plans have located the trash enclosure area to be located along the west side of the property. This location was selected as other sites on the property would not provide for easy trash collection, due to vehicle clearance or maneuvering issues. To ensure neighborhood compatibility and to minimize fly-dumping, all outdoor trash collection areas shall be screened on all four sides, with a masonry exterior compatible with the principal building and with a solid door. The dumpster areas shall also meet all Fire Department requirements.

Concurrent with a site plan approval application, the developer submitted a companion landscape plan. The plan shall meet the provisions of the Zoning Ordinance, except as varied as part of this petition. He then references staff's conditions of approval associated with the landscaping. Staff also recommends that the lighting fixtures utilized for all private roadway lighting and parking lot lighting shall be uniform and shall be reviewed and approved by the Director of the Department of Community Development prior to installation.

He then discussed traffic issues. The Village's traffic consultant Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA) has performed an evaluation of the proposed project and offered a number of recommendations that were included within the staff report. Public Works also reviewed the proposed perpendicular parking spaces proposed within the Ash Street right-of-way and states that the angled spaces should not be installed within the public right-of-way. Moreover, the Ash Street right-of-way should maintain its twenty-eight foot (28') standard roadway profile.

The petitioner's submitted plans propose to create a streetscape environment consistent with the downtown area. To this end, staff will require any public improvements (i.e., sidewalk areas, street lighting, parkway trees, etc.) to be consistent with the downtown Lombard specifications. To ensure that sufficient width exists to accommodate pedestrian movements as well as public improvements, staff will also require the petitioner to provide the Village with a public access easement on the subject property for any areas in which the constructed sidewalk is less than four feet in width. Also, staff will request that the bicycle racks be relocated onto private property.

Chairperson Ryan then opened the meeting for comments from the Plan Commission members. Commissioner Sweetser stated that she liked how the developer addressed their comments from the workshop session. She asked staff that since the design shows the angle parking lot, is the petitioner aware they are recommending not to have that. Mr. Heniff said yes.

She then asked about the transitional yard relief. Should page 1 be modified to not have the fence? Mr. Heniff noted that item 1.e. in the request mirrors language in PC 05-42. However in this case, we are not requiring them to provide transitional landscaping at all.

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, Sign and Subdivision and Development Ordinances and the planned development would be within the public interest. Therefore, the Plan Commission, by a roll call vote of 5 to 0, accepted the findings of the Inter-departmental Review Report as the findings of the Plan Commission and recommended to the Corporate Authorities **approval** of PC 05-43, subject to the following conditions:

1. The petitioner shall enter into a development agreement with the Village setting forth the terms and conditions for development on the subject property, unless the Village Board determines that such an agreement is not necessary.

2. The petitioner shall develop the site in accordance with the Preliminary Engineering Plat Packet, prepared by Sanda Consulting Group, LLC, dated October 26, 2005, the Landscape Plan, prepared by Sublime Design, dated November 14, 2005; the Development Plan Packet,, prepared by SKJN Architekten Corp., dated November 14, 2005; and the submitted Materials Board, prepared by SKJN Architekten Corp., dated December 1, 2005 and made a part of this petition; except as varied by the conditions of approval.
3. As part of the building permit submittal, the petitioner shall satisfactorily address the comments included as part of the Inter-Departmental Review Report.
4. The petitioner shall install fencing along the western property line, no greater than eight (8) feet and no less than six (6) feet in height. Design of the fencing is subject to the approvals of the Director of Community Development. The fencing shall meet all Village setback and clear line of sight requirements.
5. The petitioner shall locate any parking lot lighting at a height and location that minimizes neighborhood impact and shall meet the Village's photometric requirements. Moreover, the lighting within the parking garage area shall be recessed so as to not be visible or create a glare onto neighboring properties. Such additional lighting information shall be reviewed and approved by the Director of the Department of Community Development prior to installation.
6. The petitioner shall incorporate the recommendations of the Village's traffic consultant and Village staff into the final development plans for the site.
7. The right-of-way improvements shall be designed and installed to address the comments raised by engineering staff. The petitioner shall provide a public access easement on the subject property for any areas in which the constructed sidewalk is less than four feet in width.
8. The petitioner shall submit a Plat of Consolidation to the Village for review and approval. Said plat shall consolidate the subject properties into a single lot of record and shall be required concurrent with the building permit submittal.
9. The proposed wall and awning signs on the building shall be designed and located on the building consistent with the submitted plans.
10. The outdoor dining area shall be designed and operated in a manner that provide for at least four feet of width for pedestrians at all times.
11. The property shall be developed consistent with Village Code.

Furthermore, the Plan Commission recommends that site plan approval shall be granted for the subject property.

January 5, 2006  
PC 05-43  
Page 9

Respectfully,

**VILLAGE OF LOMBARD**

A handwritten signature in black ink, appearing to read "Donald F. Ryan". The signature is fluid and cursive, with a large initial "D" and "R".

Donald F. Ryan  
Lombard Plan Commission

att-

c. Petitioner  
Lombard Plan Commission

H:\CD\WORDUSER\PCCASES\2005\PC 05-43\Referral Letter.doc

**VILLAGE OF LOMBARD**  
**INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission

HEARING DATE: December 19, 2005

FROM: Department of  
Community Development

PREPARED BY: William J. Heniff, AICP  
Senior Planner

**TITLE**

**PC 05-43; 300-312 S. Main Street (Prairie Path Villas):** The petitioner requests that the following actions be taken on the subject property:

1. Approve a conditional use for a planned development with the following companion conditional use, variations and deviations:
  - a) A conditional use from Section 155.417(G) of the Zoning Ordinance to allow for a building of three (3) stories in height and an exception to allow for the building height to be forty-six and one-half feet (46.5') where a maximum of forty-five feet (45') is permitted.
  - b) A deviation from Section 155.417(J) and a variation from Section 155.508 (C)(6)(a) of the Zoning Ordinance to allow for a reduction in the transitional building setback from twenty feet (20') to zero feet (0') along the west property line;
  - c) A deviation from Section 155.417(K) and a variation from Sections 155.508 (C)(6)(b) and 155.707 (A)(3) of the Zoning Ordinance to allow for a reduction in the transitional landscape setback from ten feet (10') to zero feet (0') along the west property line;
  - d) A variation from Section 155.508(C)(6)(a) of the Lombard Zoning Ordinance to allow for a 1-foot corner side yard setback on the perimeter of a planned development where a 30-foot front and/or corner side yard is required in the abutting R5 General Residence District;
  - e) A variation from Sections 155.707(B)(3)(a) through (d) of the Zoning Ordinance eliminating the transitional landscape and fence requirements along the west property line;
  - f) A variation from Sections 155.205(A)(2)(e) and 155.207 (A) and (C) to allow for building and fence/wall encroachments into the requisite clear line of sight area;
  - g) A deviation from Sections 153.211(F) and 153.508(B)(19)(a) of the Sign Ordinance to allow for awning and canopy signs to be displayed in conjunction with wall signs;
  - h) A deviation from Section 153.508(B)(19)(c) to allow for more than one wall sign per street frontage.

2. Approve a conditional use per Section 155.417(C)(13) and (I) to allow for an outdoor service (dining) area.
3. Grant Site Plan Approval authority to the Lombard Plan Commission.
4. Approve a development agreement for the subject property.

#### **GENERAL INFORMATION**

Petitioner/ Property Owner: Gap Development, LLC  
138 North Cass Avenue  
Westmont, IL 60559

#### **PROPERTY INFORMATION**

Existing Land Use: Vacant buildings, formerly used as an auto service/repair establishment and a car wash

Size of Property: 0.62 acres

Comprehensive Plan: Within Central Business District – Mixed Use Area; Recommends Community Commercial

Existing Zoning: B5A Downtown Perimeter District

Surrounding Zoning and Land Use:

North: B5A Downtown Perimeter District; developed as a Tae Kwon Do learning center

South: B5A Downtown Perimeter District; developed as the Illinois Prairie Path

East: B5A Downtown Perimeter District; developed as mixed-use commercial/multiple family housing

West: R5 General Residence District; developed as multiple –family (apartment) residences

#### **ANALYSIS**

##### **SUBMITTALS**

This report is based on the following documents filed on November 8, 2005 with the Department of Community Development:

1. Petition for Public Hearing.

2. Plat of Topography/Survey, prepared by Arrow Todd Surveying, dated October 26, 2005.
3. Preliminary Engineering Plat Packet (includes existing conditions plan, proposed site dimension plan and proposed site grading – utility plan), prepared by Sanda Consulting Group, LLC, dated October 26, 2005.
4. Landscape Plan, prepared by Sublime Design, dated November 14, 2005.
5. Development Plan Packet, (includes site/floor plans and building elevations), prepared by SKJN Architekten Corp., dated November 14, 2005.
6. Materials Board, prepared by SKJN Architekten Corp., dated December 1, 2005.

## **DESCRIPTION**

The petitioner is proposing to develop the subject property with a new mixed-use residential/commercial project. The proposal would be developed in a single phase. The housing component would consist of 36 condominium units. The first floor of the proposed development would consist up to seven independent commercial spaces, totaling approximately 11,650 square feet in area.

To facilitate this project, the petitioner is seeking a number of zoning actions as set forth in the public hearing notice. Although not a part of the public hearing request, staff will create a companion development agreement that will be considered by the Board of Trustees.

## **INTER-DEPARTMENTAL REVIEW COMMENTS**

### **PUBLIC WORKS**

Public Works, Engineering Division comments include:

1. The driveway width shall meet Village criteria for width (36' maximum).
2. Remove the parking stalls within the right-of-way from the plans.
3. Relocate the bicycle rack outside of the right-of-way
4. All sidewalks shall be constructed to Village standards, including the use of detectable warnings.
5. Confirm that existing stormwater connection is at a catch basin. If so, then it is acceptable to reconnect it at this point. Otherwise, show the connection at the main.
6. Add inspection structure for stormwater line at property line.
7. Add second service for fire service water and a fire hydrant on the north side of the building.
8. Clearly define all symbols and line drawings.
9. The Village requires that B6-12 curb be used along Main Street, show step or some other elevation relief on private property so that the grade is kept along the Main Street right-of-way.

The Public Works, Utilities Division offer the following comments:

1. Abandon the existing water services at corp. Abandon the existing sewer service at property line.
2. Provide separate water services for fire and domestic water. Although it not be the responsibility of the Village, consideration should be given to the location of the water lines running between the underground stormwater detention structure and the underground garage, as this line may be more susceptible to freezing conditions.
3. The storm sewer system should not be tapped into curb inlet but into storm sewer main line.
4. Do not connect sanitary service for property to the west to the storm line.
5. Additional comments will be provided when the final engineering plans are submitted.

### **PRIVATE ENGINEERING SERVICES**

The Private Engineering Services Division has the following comments on the subject petition:

1. The underground detention vault shall be demonstrated by structural calculations to support the outriggers of the Fire Department's ladder truck.
2. The stormwater management design shall include measures to remove 80% of the total suspended solids from site runoff.
3. The stormwater restrictor shall be located within the property.
4. An easement shall be granted over the detention vault, stormwater quality measures and outlet pipe.
5. A utility easement shall be granted around any hydrants to be located on private property.
6. Fire suppression and domestic water services shall run separately from the main.
7. Existing water services shall be disconnected at the main.
8. Additional comments shall follow submittal of a full building permit application.

### **BUILDING AND FIRE**

The Fire Department/Bureau of Inspectional Services does not object to the proposed zoning actions associated with the petition. Detailed comments will be provided upon submittal of detailed building plans.

### **PLANNING**

#### **Compatibility with the Comprehensive Plan**

The Comprehensive Plan recommends that the Subject Property be developed as part of the Central Business District – Mixed Use Area. The section of the plan dealing with the Central Business District Mixed-Use Area states that “where new commercial development occurs, multiple-family residential development above the first floor is...encouraged. Multiple family development should not be permitted below the first floor in this area.”



Staff finds that the petitioner's plan meets the intent of the plan for the downtown and downtown perimeter area in almost all aspects, including providing for a site layout and architecture that is compatible with a pedestrian scale environment. Moreover, the proposed plan incorporates streetscape improvements and off-street parking elements that are suggested in the Comprehensive Plan, as well as providing a commercial use that is mutually supportive of both neighboring residential and commercial land uses. The proposed building design is also in compliance with the recommended image appearance criteria for the Central Business District. Therefore, staff finds that the proposed development is consistent with the Comprehensive Plan.

### **Compatibility with the Zoning Ordinance**

This property is located within the B5A Downtown Perimeter Zoning District. This District was created in 2002 (PC 02-07) to reflect the objectives of the Comprehensive Plan and is intended to foster development activity that is consistent with the Comprehensive Plan objectives. The B5A district is similar in nature with the downtown B5 District in most respects, including zero foot setback requirements for most requisite yards.

The current properties are being used for automotive uses. These automotive uses (car wash and auto repair) have never received conditional use approval from the Village and are therefore legal nonconforming. With the approval of this petition, the proposed development will be in compliance with Village Code.

The following sections discuss of each of the zoning actions requested as part of the development petition.

#### *Planned Development Request*

Section 155.501 (B)(3) of the Zoning Ordinance requires the creation of a planned development for any property in the B5A District on which a principal building is proposed to be constructed that does not meet the full provisions of the Zoning and Sign Ordinances.

Section 155.501 classifies planned developments as a conditional use and discusses the intent of planned developments. Staff finds that the proposed planned development meets the intent of providing for the following elements:

- *A maximum choice in the types of development available to the public by allowing developments that would not be possible under the strict application of the terms of other sections of this Ordinance.*

The proposed mixed-use residential/commercial concept is in keeping with the Zoning Ordinance provisions. By establishing a planned development, the Village can review individual components of the development to ensure compatibility with the intent of the downtown perimeter area and surrounding neighborhood.

- *A creative approach to the use of land and related physical facilities that results in better development, design and the construction of aesthetic amenities;*

The plan would create a unified design that would blend well into the design of the downtown area. The petitioner's submittal details the amenities that can be achieved through this development. Moreover, the petitioner's architectural design is intended to blend into the established architecture found east of the subject property, the residential character of the apartments west of the site and incorporating the IPP proximity into the plan.

- *An efficient use of the land resulting in a more efficient provision of utilities, streets, public grounds, and buildings, and other facilities;*

The petitioner's plan attempts to optimize the use of the property in a manner consistent with other sections of Village Code and in a manner that recognizes that the project will be constructed within an existing, densely developed neighborhood. Where the petitioner's plans differ from from the Comprehensive Plan and/or Village Code, staff offers recommendations to address these concerns.

- *Innovations in residential, commercial, office and industrial development so that the growing demands of the population may be met by greater variety in type, design and lay-out of buildings and by the conservation and more efficient use of open space ancillary to said buildings.*

The mixed-use nature of the development attempts to create efficiencies by linking commercial and residential uses and functions. Moreover, this development can be considered a transit-oriented development (TOD), given its proximity to the train station, downtown area, and the IPP.

- *A unified and compatible design of buildings, structures and site improvements.*  
The development is intended to be fully internally integrated and is designed to be compatible with the surrounding and established land uses and building types.

By creating a planned development, the petitioner is provided greater design flexibility while providing the Village with a mechanism to review and approve the design elements associated with the petition. Staff is supportive of the planned development concept and companion zoning relief, provided that all other issues noted within this report are satisfactorily addressed.

#### *Height Deviation*

The petitioner is requesting a conditional use from Section 155.417(G) of the Zoning Ordinance to allow for a building of three (3) stories in height and an exception to allow for the building height to be forty-six and one-half feet (46.5') where a maximum of forty-five feet (45') is permitted.

The intent of the conditional use requirement for three-story buildings is to provide a greater level of review for such structures as they may impact adjacent properties. The issue of maximum building height within the B5A District was discussed at length as part of the 2002 text amendments as well as in consideration of the Main Street Place mixed-use development kitty-corner to the

subject property. In these instances and in consideration of other established buildings and structures in close proximity to the subject property (i.e., 217-219 and 229 S. Main Street) which are three-stories in height, the request for a three-story development can be conceptually supported.

The additional height relief is requested in order to provide for the proposed roof design as shown on the petitioner's submittals. The petitioner's elevations show that the roof pitch is a key element to the overall building design. While the plans could be modified with a flat roof to meet the height limitations, the petitioner desires to incorporate the high pitched, Tudor-style roof design.

Staff notes that the increase in height is only intended to provide an additional architectural feature, as opposed to creating additional living space. Staff notes that such relief has been supported by the Village Board in the downtown area in the past, most notably the Elmhurst Memorial Healthcare facility at 130 South Main Street. If the height deviation is not desired, the building could be constructed as proposed, but with a lower roof pitch.

*Transitional Building Setbacks (West Lot Line)*

The submitted plan requires a deviation from Section 155.417(J) and a variation from Section 155.508 (C)(6)(a) of the Zoning Ordinance to allow for a reduction in the transitional building setback from twenty feet (20') to zero feet (0') along the west property line that separates the subject property from the multiple family residential property at 21 West Ash Street.

The B5A regulations have a zero foot side yard setback requirement. However, as the west property line abuts an R5 residentially-zoned property, a twenty-foot building setback is required. The relief is requested so that the petitioner will be able to carry the building the entire length of the southern property line (along the IPP). Moreover, the building layout will provide for the below-grade parking structure.

Staff notes that the existing one story brick building on the subject property is located 16.3 feet off of the west property line. The adjacent apartment building is located fifteen feet (15') west of the property line. The petitioner has provided elevational renderings of the west wall of the proposed building. To soften the impact of the development staff requested that the petitioner carry the architectural design features proposed for the building on the west wall as well.

*Transitional Landscape Setback (West Lot Line)*

The petitioner is seeking a deviation from Section 155.417(K) and a variation from Sections 155.508 (C)(6)(b) and 155.707 (A)(3) of the Zoning Ordinance to allow for a reduction in the transitional landscape setback from ten feet (10') to zero feet (0') along the west property line. In addition, the petitioner is also seeking a variation from Sections 155.707(B)(3)(a) through (d) of the Zoning Ordinance eliminating the transitional landscape and fence requirements along the west property line.

As with the transitional building setback noted above, the encroachment into the requisite yard is intended to ensure that adequate parking and circulation is provided within the development. Staff noted that at present, the existing transitional landscape yard is non-existent on the subject property.

Along the west property line, the existing car wash queue extends to the west property line. On the Yorkbrook Automotive (312 S. Main) site, the rear of the property has been used for storage purposes. Staff finds that the proposed development will not result in the loss of any existing landscaping along the west property line.

As the adjacent property is developed for multiple-family uses (similar to the subject property), the degree of screening between similar uses is not as great. Moreover, as the adjacent property is improved with a parking lot at the far east end of their property, there are no opportunities or need for additional plantings on the adjacent property. Therefore, staff recommends that in consideration of the relief additional solid fencing between six and eight feet in height should be provided along to the western property line, from the south property line to the thirty foot building setback line and adjacent to the entrance ramp and the outdoor parking area.

#### *Front/Corner Side Yard Setbacks (Ash Street)*

The B5A District has a zero-foot building setback provision. The rationale for this regulation is to encourage pedestrian oriented development, as opposed to strip commercial development. The petitioner is intending to abide by the recommendation of the Comprehensive Plan and push the building up to the front of the property. For most B5A properties, this can be done as a matter of right. However, the planned development regulations state that setbacks along the perimeter of a planned development should be no less than those required in the abutting zoning district. As such, a variation from Section 155.508(C)(6)(a) of the Lombard Zoning Ordinance to allow for a 1-foot corner side yard setback on the perimeter of a planned development where a 30-foot front and/or corner side yard is required in the abutting R5 General Residence District is added to the petitioner's request.

Staff notes that the petitioner's plan will place the building close (approximately one foot) to the Ash Street property line, but as this portion of the building will still be located about 107 feet from the west property line, its impact on the adjacent residential property is significantly reduced. Staff notes that from an appearance perspective, the two existing buildings abutting Main Street and East Ash Street are also in close proximity to the property line (229 and 301 S. Main). When viewing the setback in the context of the overall Main Street corridor, the relief is reflective of the intent of the B5A District.

Staff can support this relief as it is consistent with the objectives of the Comprehensive Plan and the intent of the Central Business District provisions. It also reinforces the pedestrian nature of the development.

#### *Clear Line of Sight Provisions*

While the Downtown B5 District does not have a clear line of sight requirement, the B5A District does require compliance with the 30-foot clear line of sight provisions. The petitioner's plan includes proposed encroachments into the clear line of sight area for the entrance/exit driveways as well as the Main/Ash corner.

Regarding the Main/Ash corner, staff notes that the petitioner's elevations do provide for a smaller clearance area (21'x 21'). However, in review of the location of the Ash Street cross-section, the roadway is located north of the center-line of the right-of-way. Therefore, the actual clearance area should provide adequate visibility for motorists and pedestrians.

The petitioner's plan also encroaches into the areas for the proposed access driveways. The eastern access driveway is proposed as an entrance drive only. As such, an actual conflict point will not exist. Regarding the exit point on the west side of the property, the proposed barrier wall and/or guard rails could create a partial encroachment into the corner side yard. However, staff recommends that stop signs be erected at the property line for each traffic movement existing the site.

#### *Wall Signage Deviations*

The petitioner has identified a number of locations in which wall signage may be installed on the property, as depicted on the plans. Based upon the submitted elevations, two deviations are required - a deviation from Sections 153.211(F) and 153.508(B)(19)(a) of the Sign Ordinance to allow for awning and canopy signs to be displayed in conjunction with wall signs, and a deviation from Section 153.508(B)(19)(c) to allow for more than one wall sign per street frontage.

The petitioner's request for a mixed sign package is intended to break up the scale of the building along Main Street to give it the appearance of multiple structures at a pedestrian level. The awning signage is meant to "frame" the center façade of the Main Street elevation, while the other wall sign elements identify the respective business establishments. Given that the building is over two-hundred feet (200') in length, the varying design of the proposed signage can be conceptually supported by staff.

With respect to the multiple signage request, staff notes that the proposed sign plans also propose signage along the south elevation, to provide an identifier for IPP users as well as traffic heading northbound on Main Street. Staff also notes that while it is not guaranteed that the relief may not actually be utilized, this request is intended to identify those locations where signage may be placed if it is desired by a future tenant. Staff would be supportive of this request provided that the wall signage follows the same guidelines the Village has approved for many recent developments, including the Main Street Place planned development (SPA 05-05), kitty-corner to the site. These provisions include the requirement that all wall signage to be installed on the building shall be of a uniform design and shall be placed on the building in accordance with the wall sign package as depicted on the submitted building elevations.

#### *Conditional Use – Outdoor Dining*

While definitive plans for the outdoor dining area would be subject to any future tenants that ultimately occupies the building, a conditional use from Section 155.417(C)(13) and (I) to allow for an outdoor service (dining) area.

As shown on the initial rendering submittals, several tables are proposed to be located along the east side of the building. Moreover, the vaulted passageway provides a unique location for an additional

outdoor dining opportunity, should a restaurant establishment lease one of the adjacent tenant spaces. The outdoor dining element is consistent with other outdoor dining elements approved by the Village in the downtown area, either by conditional use if the tables are located on private property (Praga) or as part of a sidewalk decoration permit (Amazing Grace, Café 101, New Day Coffee House). It also helps reinforce the pedestrian scale of the development. Staff can support this request, provided that at least four feet of sidewalk area is available at all times and that the dining component does not inhibit pedestrian traffic flow.

#### *Site Plan Approval Authority*

As part of a planned development submittal, the petition includes a request for site plan approval authority to be given to the Plan Commission. This would allow the Plan Commission to review signage or off-site parking deviation requests or to review and approve minor changes to the development plans should they arise. Staff supports this request, as it would allow the Commissioners to address minor changes in an expedient fashion.

#### *Development Agreement*

As part of this project, a companion development agreement will be created and will be considered by the Village Board concurrent with the recommendation from the Plan Commission relative to the public hearing petition.

#### Compatibility with the Surrounding Land Uses

The property is located within the Central Business District and is bordered by commercial uses on the north and east. The proposed development orients the project toward Main Street and away from the adjacent multiple-family residential properties. In consideration of the planned development request noted above as well as the impacts of the development on adjacent properties, staff offers the following comments:

#### *Building Aesthetics*

As part of the site plan approval process, the petitioner has prepared building elevations for the project as well as a companion materials board. The elevation will give the Village a sense of what the project will look like upon completion. The building is proposed to incorporate many Tudor-style or later Tudorbethan style building elements, including:

- A steeply pitched roof,
- Use of half-timbering (incorporated into the exterior walls near the pitched roof)
- Tall chimneys,
- Jettied, or overhanging first floors above pillared porches,
- Dormer windows, and
- Use of consoles (architectural support elements below projecting elements).

Based upon the initial review of the building elevations, the Plan Commission expressed conceptual support of the elevations at the October 17, 2005 workshop session, as it ties in with the elevations at 301 South Main Street. The submitted plans have been refined to carry the defined elements to each side of the building.

### *Trash Enclosures*

The plans have located the trash enclosure area to be located along the west side of the property. This location was selected as other sites on the property would not provide for easy trash collection, due to vehicle clearance or maneuvering issues. To ensure neighborhood compatibility and to minimize fly-dumping, all outdoor trash collection areas shall be screened on all four sides, with a masonry exterior compatible with the principal building and with a solid door. The dumpster areas shall also meet all Fire Department requirements.

### *Landscaping/Screening*

Concurrent with a site plan approval application, the developer has submitted a companion landscape plan for review and approval. The plan shall meet the provisions of the Zoning Ordinance, except as varied as part of this petition. In review of the landscape plan and in consideration of the comments raised in this IDRC report, the following comments are offered:

1. The parkway shall be improved with parkway trees and sod only, pursuant to Village Code.
2. An additional landscape island shall be provided at the north end of the parking lot adjacent to the sidewalk of at least five feet (5') in width. The proposed island at the south end of the lot can be reduced and/or modified to meet this requirement. This will ensure that parking will not encroach into the sidewalk area.
3. Any proposed plantings or encroachments into the IPP right-of-way must be reviewed and approved by DuPage County. The Village shall not be responsible for the installation and/or maintenance of any plantings proposed within the IPP right-of-way.

### *Lighting*

Staff recommends that the lighting fixtures utilized for all private roadway lighting and parking lot lighting shall be uniform. The developer shall provide complete specifications and photometric plans for the proposed fixtures. However, to ensure that the parking lot lighting does not create excessive glare on adjacent properties, the petitioner shall also locate the lighting at a height and location that minimizes neighborhood impact. Moreover, any lighting in the indoor parking area shall be recessed so that it minimizes impact on the adjacent residences. Such additional lighting information shall be reviewed and approved by the Director of the Department of Community Development prior to installation.

### *Parking, Circulation and Traffic*

To better estimate what impact this development will have on the surrounding roadways, the Village's traffic consultant Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA) has performed an evaluation of the proposed project. A draft copy of the preliminary traffic study is included as Appendix A for reference purposes. Staff supports the recommendations included within the report and will incorporate these recommendations into the final site plan.

Generally speaking, the report identifies the following:

- The proposed plan removes all driveway curb cuts on Main Street, which may improve traffic flow along Main Street.
- The redevelopment project will not generate significant traffic volumes above those that exist in the area. In fact, the P.M. peak hour could result in a net decrease in average trips.
- The parking lot should function in a one-way, clockwise fashion to minimize vehicle and pedestrian conflicts. Staff also notes that the driveway entrance and exit points should be modified also be designed with proper tapering to reflect the alternate flow of traffic.
- The parking spaces should be reviewed to ensure that vehicles can satisfactorily maneuver within the lower level garage area.
- If the plan permits, the twenty-foot drive aisles could be widened to ease vehicle parking movements.
- A parabolic mirror must be installed at turning points within the garage.
- The entrance/exit to the parking garage should be reviewed in context with the proposed exit land from the surface lot. Public Works suggests a thirty-six foot (36') wide drive aisle maximum at the property line.

Public Works also reviewed the proposed perpendicular parking spaces proposed within the Ash Street right-of-way and states that the angled spaces should not be installed within the public right-of-way. Moreover, the Ash Street right-of-way should maintain its twenty-eight foot (28') standard roadway profile.

#### *Right-of-Way Improvements*

The petitioner's submitted plans propose to create a streetscape environment consistent with the downtown area. To this end, staff will require any public improvements (i.e., sidewalk areas, street lighting, parkway trees, etc.) to be consistent with the downtown Lombard specifications. To ensure that sufficient width exists to accommodate pedestrian movements as well as public improvements, staff will also require the petitioner to provide the Village with a public access easement on the subject property for any areas in which the constructed sidewalk is less than four feet in width. Also, staff will request that the bicycle racks be relocated onto private property.

#### *Stormwater Detention*

Right now, no stormwater improvements are provided on the property. With the redevelopment, the project will be required to meet the full provisions of the Village's stormwater detention regulations. The petitioner is proposing to construct a vault detention system underneath the surface parking lot to handle run-off created by the project. The final design of the system will need to meet Village requirement and incorporate the comments noted within this report.



Compliance with the Subdivision and Development Ordinance

The Subdivision and Development Ordinance requires the two properties to be consolidated into a single lot of record. Staff will require the plat of consolidation concurrent with the building permit submittal, which can be approved administratively.

**FINDINGS AND RECOMMENDATIONS**

Based on the above findings, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

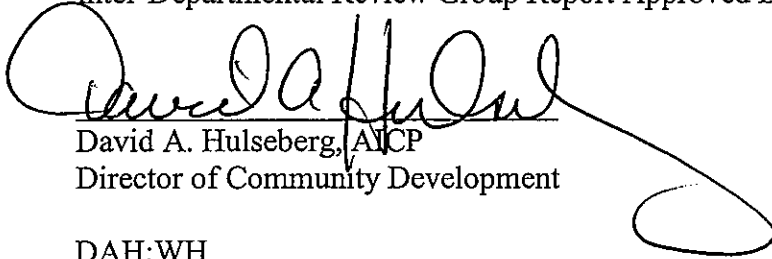
Based on the submitted petition and the testimony presented, the requested relief complies with the standards required by the Lombard Zoning and Sign Ordinances; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and find that establishing a planned development is in the public interest; and therefore, I recommend to the Corporate Authorities **approval** of PC 05-43, subject to the following conditions:

1. The petitioner shall enter into a development agreement with the Village setting forth the terms and conditions for development on the subject property, unless the Village Board determines that such an agreement is not necessary.
2. The petitioner shall develop the site in accordance with the Preliminary Engineering Plat Packet, prepared by Sanda Consulting Group, LLC, dated October 26, 2005, the Landscape Plan, prepared by Sublime Design, dated November 14, 2005; the Development Plan Packet,, prepared by SKJN Architekten Corp., dated November 14, 2005; and the submitted Materials Board, prepared by SKJN Architekten Corp., dated December 1, 2005 and made a part of this petition; except as varied by the conditions of approval.
3. As part of the building permit submittal, the petitioner shall satisfactorily address the comments included as part of the Inter-Departmental Review Report.
4. The petitioner shall install fencing along the western property line, no greater than eight (8) feet and no less than six (6) feet in height. Design of the fencing is subject to the approvals of the Director of Community Development. The fencing shall meet all Village setback and clear line of sight requirements.
5. The petitioner shall locate any parking lot lighting at a height and location that minimizes neighborhood impact and shall meet the Village's photometric requirements. Moreover, the lighting within the parking garage area shall be recessed so as to not be visible or create a glare onto neighboring properties. Such additional lighting information shall be reviewed and approved by the Director of the Department of Community Development prior to installation.

6. The petitioner shall incorporate the recommendations of the Village's traffic consultant and Village staff into the final development plans for the site.
7. The right-of-way improvements shall be designed and installed to address the comments raised by engineering staff. The petitioner shall provide a public access easement on the subject property for any areas in which the constructed sidewalk is less than four feet in width.
8. The petitioner shall submit a Plat of Consolidation to the Village for review and approval. Said plat shall consolidate the subject properties into a single lot of record and shall be required concurrent with the building permit submittal.
9. The proposed wall and awning signs on the building shall be designed and located on the building consistent with the submitted plans.
10. The outdoor dining area shall be designed and operated in a manner that provide for at least four feet of width for pedestrians at all times.
11. The property shall be developed consistent with Village Code.

Furthermore, the Plan Commission recommends that site plan approval shall be granted for the subject property.

Inter-Departmental Review Group Report Approved By:



David A. Hulseberg, AICP  
Director of Community Development

DAH:WH

Lombard Plan Commission  
Re: PC 05-43  
Page 15

Appendix A – Preliminary Traffic Study

Attached is a draft traffic study performed for the Subject Property prepared by the Village's traffic consultant, KLOA.

**Draft for Review**

MEMORANDUM TO: Bill Heniff  
Village of Lombard

FROM: Timothy J. Doron  
Principal

Javier Millan  
Senior Consultant

DATE: December 5, 2005

SUBJECT: Main Street/Ash Street Condominium Evaluation  
Lombard, Illinois

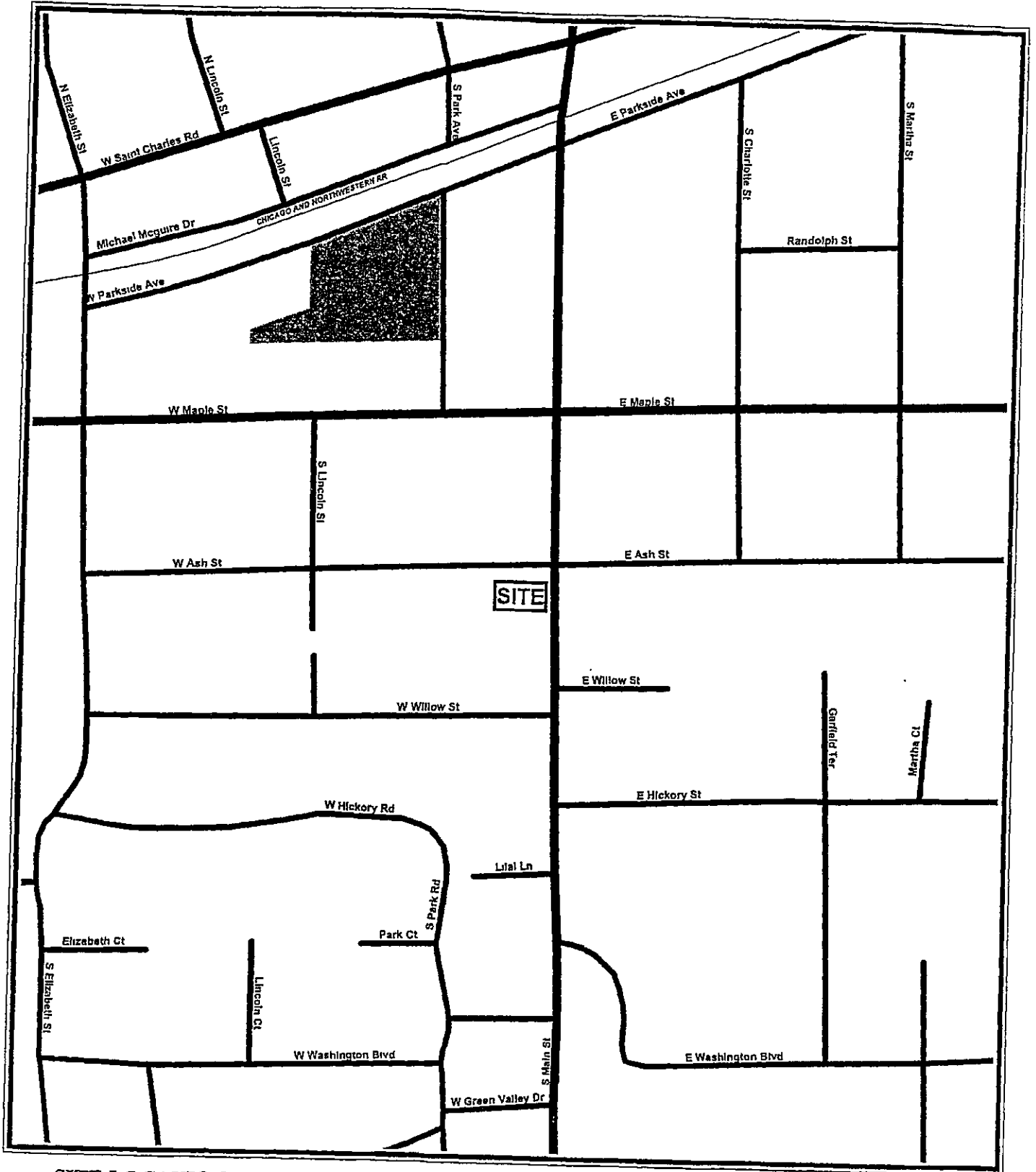
This memorandum summarizes the results of a traffic impact evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the Village of Lombard. The evaluation is for a proposed 36-unit condominium with approximately 11,650 square feet of first floor commercial in Lombard, Illinois. The site is located in the southwest quadrant of the Main Street unsignalized intersection with Ash Street. The site is currently occupied by a car wash, a contractor's storage facility and the York Auto Repair (all vacant).

The plans call for redeveloping the site with a 36-unit condominium with 11,650 square feet of first floor commercial. The development is planning to provide 44 surface parking spaces, 60 underground parking spaces and the potential for six angled parking spaces on the south side of Ash Street for a total of 110 parking spaces. Access to the site will be provided via two access drives serving the surface parking lot and one access drive serving the underground parking lot off Ash Street. The easterly access drive serving the surface parking lot will be located approximately 160 feet west of Main Street while the second access drive will be located approximately 56 feet farther west. The access drive serving the underground parking will be located 24 feet further west

The purpose of this study was to evaluate the parking and site access circulation as well as determine the project's traffic demand

**Existing Conditions**

The site, as mentioned previously, is located in the southwest quadrant of the Main Street unsignalized intersection with Ash Street. Land uses in the vicinity of the site include a martial arts school to the north, multifamily residential/commercial to the east, multifamily residential to the west and the Illinois Prairie Path to the south. The principal roadways in the vicinity of the site are illustrated in Figure 1 and described in the following paragraphs.



SITE LOCATION

FIGURE 1

## Draft for Review

*Main Street* is a north-south minor arterial that runs from North Avenue south to its terminus at Majestic Drive. In the vicinity of the site Main Street provides a five-lane cross-section (two through lanes in each direction and a two-way left-turn lane). Parking is not allowed on either side of the street. Main Street has a posted speed limit of 25 mph in the vicinity of the site and carries an Average Daily Traffic (ADT) of approximately 20,500 vehicles.

*Ash Street* is a two-lane east-west residential street that runs from Grace Street west to its terminus at Elizabeth Street. No parking is allowed on the south side of the street while parking on the north side of the street is not allowed from 6:00 to 9:00 A.M. Ash Street is under stop sign control at its intersection with Main Street and has a posted speed limit of 20 mph on school days when children are present.

### Evaluation

As previously mentioned, the site is currently occupied by a car wash, a car repair shop and a contractor's storage facility. Currently the site has three curb cuts onto Main Street and one curb cut on Ash Street. Under the proposed plans, the site will be razed and a 36-unit condominium with three curb cuts to Ash Street will be built.

The traffic that will be generated by the proposed development was estimated based on rates (Land-Use Codes 230 and 814) published by the Institute of Transportation Engineers (ITE) in their *Trip Generation Manual*, 7<sup>th</sup> Edition. Table 1 lists the amount of traffic that will be generated by an 36-unit condominium development and 11,650 square feet of specialty retail, as well as the amount of traffic that could potentially be generated by the existing businesses if they would be fully operational.

Table 1  
ESTIMATED SITE-GENERATED PEAK HOUR TRAFFIC VOLUMES

Land Use	A.M. Peak Hour		P.M. Peak Hour	
	In	Out	In	Out
36 Condominiums	4	19	17	9
11,650 square feet specialty retail	<u>21</u> <sup>1</sup>	<u>28</u> <sup>1</sup>	<u>21</u>	<u>28</u>
Sub Total	25	47	38	37
Auto Care/Storage Facility/Car Wash (7,527± s.f.) <sup>2</sup>	40	15	40	45
Difference	-15	+32	-2	-11

<sup>1</sup>Due to the lack of A.M. peak hour rates, we assumed the commercial land use would generate the same number of trips as the P.M. peak hour.

<sup>2</sup>Total square footage of the three existing buildings.

## **Draft for Review**

As can be seen in Table 1, the traffic to be generated during the peak hours by a 36-unit condominium building with retail stores on the first floor is overall lower in comparison to the traffic that could be generated by the site if the existing land uses were fully operational. It should be noted that due to the fact that the proposed development will be located within close proximity of the Metra commuter rail station, the trip generation for the condominium units presented in Table 1 is conservatively high. As a transit oriented development (TOD), many residents will choose to locate here and use public transportation. As such, Table 1 presents a worst case scenario. In addition, when the traffic to be generated by the proposed development is compared to the existing ADT along Main Street (0.3 percent of the existing ADT), it can be seen that this type of land use is a low traffic generator and will have very low impact on the traffic conditions in the area.

### **Access**

The proposed development will have access to Ash Street via three access drives. Two access drives will serve the surface parking lot while the third access drive will serve the underground parking lot. The access drive closest to Main Street, as shown on the site plan, will allow inbound movements only while the second access drive will allow outbound movements only. The access drive serving the underground parking lot will allow inbound and outbound movements. Outbound movements at the access drives should be under stop sign control. The removal of all the curb cuts along Main Street will reduce the number of conflict points along Main Street thus improving the through traffic flow. There have been some concerns regarding potential conflicts between the exit movement from the surface parking lot and the underground parking. It is our opinion that, although there can be some potential conflicts with an exiting vehicle from the surface parking lot desiring to turn left to go west on Ash Street with an exiting vehicle from the underground parking desiring to turn right to go east on Ash Street, it will not present a problem due to the low traffic generated by this development. However, reversing the flow of traffic in this northerly parking area would reduce this potential for conflicts.

### **Site Circulation**

The driving aisles in the parking area immediately south of Ash Street, as shown in the plan, are only twenty feet wide and are not wide enough to allow for a vehicle to back out of the parking spaces without performing various maneuvers. Typically the driving aisle along a 90 degree parking stalls should be 24 feet wide and at a minimum 22 feet. As such, the northerly parking area should be revised to provide at a minimum a 22 foot wide driving aisle on both sides. This could be achieved by reducing the width of the westerly walkway by two feet.

In order to ensure that a delivery and garbage trucks can maneuver within the parking area, we would request the applicant provide a turning path figure showing these movements

## **Draft for Review**

Based on a review of the underground parking area we offer the following.

- Vehicles driving down and turning left into the underground parking area can make the turn but it is not wide enough to allow the inbound traffic to enter while another vehicle is exiting the underground parking area. As such, we recommend providing a parabolic mirror positioned in such a way that inbound vehicles and outbound vehicles can see each other. This is not an uncommon situation and is regularly used in many parking garages.
- The applicant should show how vehicles can park and back out of the following underground parking spaces: 1, 5, 12, 13, 15, 37, 38, 39, 42, 43, 53, 56, and 60.
- The columns in the underground parking area (as shown) are located at the end of the parking stalls. This makes the maneuvering of vehicles in and out of the parking stalls very difficult. Perhaps the columns could be moved further inside the parking stall thus providing more space for the turning path of the vehicle.

### **Parking**

Based on a review of the parking area and the Village of Lombard requirements, it appears that the development is providing one parking space over the required number of spaces. As previously mentioned, the parking aisles serving the northerly parking area should at a minimum be 22 feet wide. Also, based on observations of traffic conditions during the morning and evening peak periods, the angle parking proposed on the south side of Ash Street will not have a detrimental effect on outbound traffic flow due to the fact that very little traffic exits and will exit Ash Street in the future. In addition, it should be noted that the proposed addition to the St. John's Lutheran School will not affect outbound traffic and the proposed parking spaces since St. John's Lutheran School traffic has to exit to the north via Lincoln Street and then proceed east or west on Maple Street.

### **Conclusion**

Based on this evaluation, the amount of traffic to be generated by the proposed 36-unit condominium development as well as the proposed commercial land use will be very low and can be accommodated by the existing roadway system and the planned access drives. The removal of all curb cuts along Main Street will reduce the number of conflict points and improve traffic flow along Main Street. Based on our observations, very little traffic exits Ash Street into Main Street and, due to the existence of traffic signals on Main Street at Maple Street and Hickory Street, ample gaps are created in the through traffic stream thus allowing vehicles to exit Ash Street with relative ease.

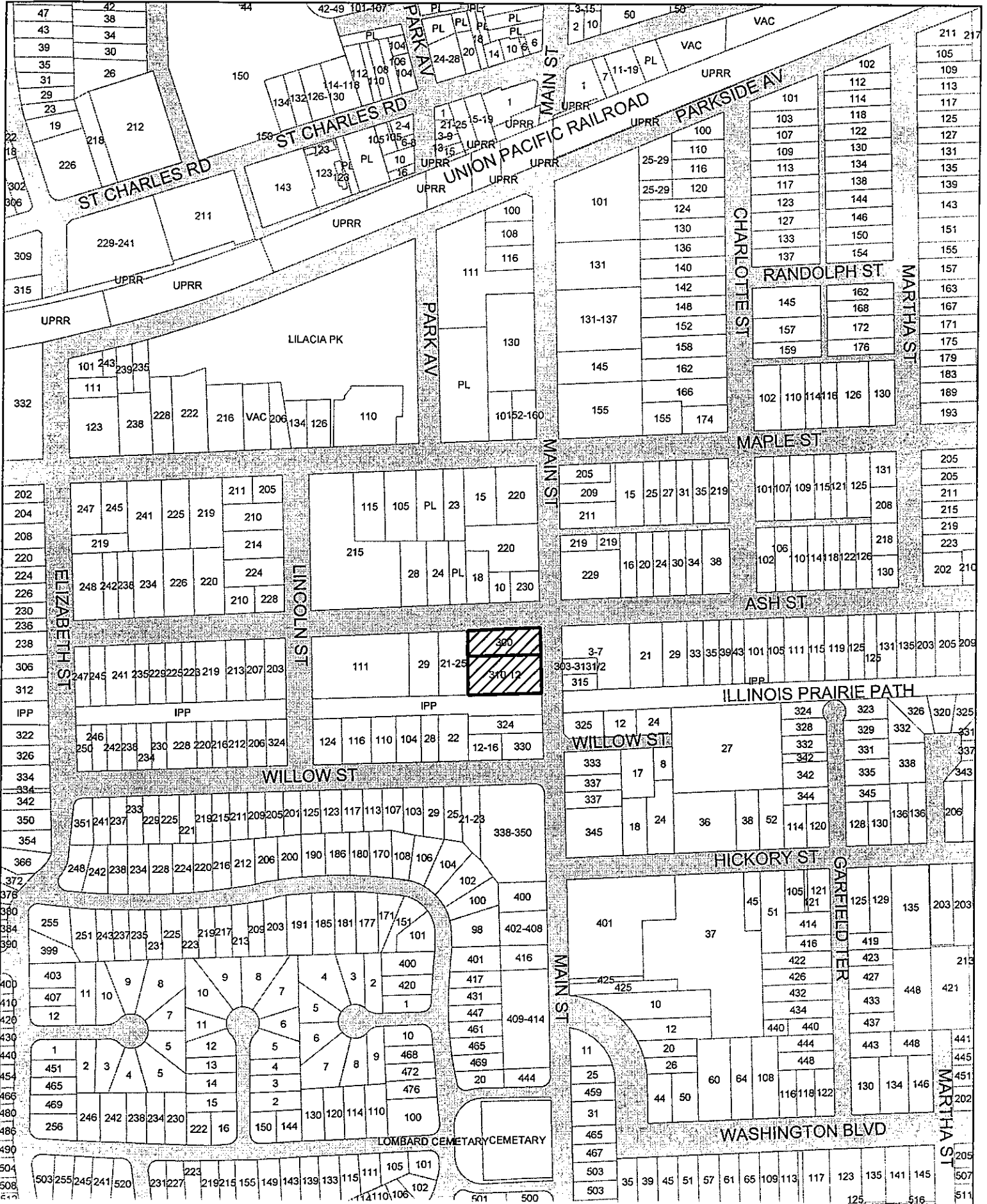


## **Draft for Review**

The northerly surface parking area should be redesigned to provide at a minimum 22 foot wide driving aisles. This will ensure that parked vehicle will be able to exit the parking stalls without performing too many maneuvers. A parabolic mirror should be provided at the end of the ramp where vehicles enter/exit the underground parking area in such a way that inbound vehicles and outbound vehicles can see each other. The applicant should provide a turning path diagram showing how vehicles can park and back out of various underground parking spaces. In addition the applicant should explore the possibility of moving the columns in the underground parking further inside the parking stalls in order to provide a better opening for the turning path of the vehicles.

# Location Map

PC 05-43  
300-312 S. Main Street



Response to Standards for Planned Developments  
Petition PC 05-43  
Subject Property: 300-312 S. Main Street, Lombard, IL

A. General Standards

1. Except as modified by and approved in the final development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.
- R. The Proposed mixed use building conforms in all respects to the applicable regulations of the B5A Zoning District except for those variations requested in the petition.**
2. Community sanitary sewage and potable water facilities connected to a central system are provided.
- R. Community sanitary sewage and potable water facilities connected to a central system are available in Ash Street.**
3. The dominant use in the proposed planned development is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site.
- R. The dominant use in the proposed planned development is residential and retail and is consistent with the recommendations of the Comprehensive Plan of the Village for the area.**
4. That the proposed planned development is in the public interest and is consistent with the purposes of this Zoning Ordinance.
- R. The Proposed planned development is in keeping with the Zoning Ordinance of the Village of Lombard. The site is Zoned B5A Downtown Perimeter Zoning District “which is intended to be a transition between the downtown and other commercial area that accommodates all retail, service and specialty shops and necessary civic services characteristic of the traditional central area in a pedestrian environment”. The site is immediately adjacent to R5 residential zoning and B5APD Downtown Perimeter Zoning District. The mixed use of upper residential units and first floor retail is a perfect transition from the adjacent residential into the B5A District offering space for specialty shops on the first floor and maintaining a pedestrian scale.**

Response to Standards for Planned Developments  
Petition PC 05-43  
Subject Property: 300-312 S. Main Street, Lombard, IL

5. That the streets have been designed to avoid:
  - a. Inconvenient or unsafe access to the planned development;
  - b. Traffic congestion in the streets which adjoin the planned development;
  - c. An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned development.

**R. The existing site has three bidirectional driveways, two off of Main Street, one with in 105 feet of the intersection, and one off of Ash approximately 65 feet from the intersection. Access to the proposed site will be provided by two one way driveways and one bidirectional driveways. The closest drive to the intersection is 130 feet from the intersection. The increased distance of the driveways from the intersection and the removal of access points off of Main Street will improve the convenience and safety of access to the site and traffic flow through the intersection and lessen congestion on Main Street.**

**The development will not create an excessive burden on public parks, recreation areas, school and other public facilities.**

**B. Standards for Planned Developments with Use Exceptions**

The ordinance approving the Final Development Plan for the planned development may provide for uses in the planned development not allowed in the underlying district, provided the following conditions are met:

1. Proposed use exceptions enhance the quality of the planned development and are compatible with the primary uses
- R. The Proposed planned development is intended to be a transition between the downtown and other commercial area that accommodates all retail, service and specialty shops and necessary civic services characteristic of the traditional central area in a pedestrian environment". The site is immediately adjacent to R5 residential zoning and B5APD Downtown Perimeter Zoning District. The mixed use of upper residential units and first floor retail is a perfect transition from the adjacent residential into**

Response to Standards for Planned Developments  
Petition PC 05-43  
Subject Property: 300-312 S. Main Street, Lombard, IL

**the B5A District offering space for specialty shops on the first floor and maintaining a pedestrian scale.**

2. Proposed use exceptions are not of a nature, nor are located, so as to create a detrimental influence in the surrounding properties

**R. The proposed development is in keeping with surrounding existing uses. It is located in the southwest corner lot(s) at the intersections of Main and Ash Streets. To the west is a 3 story multi-family residential complex, to the north, a one story retail development, to the northeast a mixed use retail/residential complex similar to the proposed development is currently under construction, to the east, 2 story retail and office buildings, and to the south the Prairie path Bicycle trail. The previous use of the property was a car wash and automotive repair facility. The future retail and/residential development of the subject property will improve the appearance of the site and enhance the appearance of the surrounding properties.**

3. Proposed use exceptions shall not represent more than 40% of the site area or more than 40% of the total floor area, whichever is less. However, in a residential planned development area no more than 10% of the site area or the total floor area shall be devoted to commercial use; furthermore, no industrial use shall be permitted.

**R. No use exceptions are being requested**

**C. Standards for Planned Developments with Other Exceptions**

The Village Board may approve planned developments which do not comply with the requirements of the underlying district regulations governing lot area, lot width, bulk regulations, parking and sign regulations, or which require modification of the subdivision design standards when such approval is necessary to achieve the objectives of the proposed planned development, but only when the Board finds such exceptions are consistent with the following standards:

1. Any reduction in the requirements of this Ordinance is in the public interest.

**R. The proposed use meets and satisfies demands for retail and residential requirements in this area. The developer expects that the retail and residential units will be quickly leaseable and saleable.**

Response to Standards for Planned Developments  
Petition PC 05-43  
Subject Property: 300-312 S. Main Street, Lombard, IL

2. The proposed exceptions would not adversely impact the value or use of any other property.
- R. To the West of the proposed development exists an R5 multi-family residential property. The focus of this development's fenestration is to the north and south. There would be no adverse impact of views, light, foot traffic, or vehicular traffic due to the proposed development.**
3. That such exceptions are solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned development as well as those of the surrounding properties.
- R. The proposed mixed residential & commercial and require the density of 36 residential condominiums and 7 retail units. If the number of units are reduced this project will be less salable and will not meet market acceptance.**
4. That the overall floor area of the planned development shall not exceed by more than 40% the maximum floor area permitted for the individual uses in each applicable district.
- R. ?????**
5. That in residential planned developments the maximum number of dwelling units allowed shall not exceed by more than 40% the number of dwelling units permitted in the underlying district.
- R. ?????**
6. That all buildings are located within the planned development in such a way as to dissipate any adverse impact on adjoining buildings and shall not invade the privacy of the occupants of such buildings and shall conform to the following:
  - a. The front, side or rear yard setbacks on the perimeter of the development shall not be less than that required in the abutting zoning district(s) or the zoning district underlying the subject site, whichever is greater.
- R. The transitional sideyard setback to the west is proposed to be reduced due required density of the residential and retail as well as**

Response to Standards for Planned Developments  
Petition PC 05-43  
Subject Property: 300-312 S. Main Street, Lombard, IL

**the requirements of at grade parking (retail) and the ramp leading to underground parking for the residential units.**

- b. All transitional yards and transitional landscape yards of the underlying zoning district are complied with.
- R. The transitional sideyard setback to the west is proposed to be reduced due required density of the residential and retail as well as the requirements of at grade parking (retail) and the ramp leading to underground parking for the residential units.**
- c. If required transitional yards and transitional landscape yards are not adequate to protect the privacy and enjoyment of property adjacent to the development, the Plan Commission shall recommend either or both of the following requirements:
  - 1) All structures located on the perimeter of the planned development must set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses;
  - R. To the West of the proposed development exists an R5 multi-family residential property The focus of this properties fenestration is to the north and south. There would be no adverse impact of views, light, foot traffic, or vehicular traffic due to the proposed development.**
  - 2) All structures located along the entire perimeter of the planned development must be permanently screened with sight-proof screening in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses.
  - R. Through the use of visually pleasing building materials (ie masonry, stone, etc.) on the proposed west elevation a sight proof screen wall would not be necessary for the views from the existing residential development to the west. A masonry screen wall is proposed for the trash area which is directly adjacent to the west property.**

Response to Standards for Planned Developments  
Petition PC 05-43  
Subject Property: 300-312 S. Main Street, Lombard, IL

2. The proposed exceptions would not adversely impact the value or use of any other property.
- R. To the West of the proposed development exists an R5 multi-family residential property. The focus of this development's fenestration is to the north and south. There would be no adverse impact of views, light, foot traffic, or vehicular traffic due to the proposed development.**
3. That such exceptions are solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned development as well as those of the surrounding properties.
- R. The proposed mixed residential & commercial and require the density of 36 residential condominiums and 7 retail units. If the number of units are reduced this project will be less salable and will not meet market acceptance.**
4. That the overall floor area of the planned development shall not exceed by more than 40% the maximum floor area permitted for the individual uses in each applicable district.
- R. ??????**
5. That in residential planned developments the maximum number of dwelling units allowed shall not exceed by more than 40% the number of dwelling units permitted in the underlying district.
- R. ??????**
6. That all buildings are located within the planned development in such a way as to dissipate any adverse impact on adjoining buildings and shall not invade the privacy of the occupants of such buildings and shall conform to the following:
  - a. The front, side or rear yard setbacks on the perimeter of the development shall not be less than that required in the abutting zoning district(s) or the zoning district underlying the subject site, whichever is greater.
- R. The transitional sideyard setback to the west is proposed to be reduced due required density of the residential and retail as well as**



Response to Standards for Planned Developments  
Petition PC 05-43  
Subject Property: 300-312 S. Main Street, Lombard, IL

**the requirements of at grade parking (retail) and the ramp leading to underground parking for the residential units.**

- b. All transitional yards and transitional landscape yards of the underlying zoning district are complied with.
- R. The transitional sideyard setback to the west is proposed to be reduced due required density of the residential and retail as well as the requirements of at grade parking (retail) and the ramp leading to underground parking for the residential units.**
- c. If required transitional yards and transitional landscape yards are not adequate to protect the privacy and enjoyment of property adjacent to the development, the Plan Commission shall recommend either or both of the following requirements:
  - 1) All structures located on the perimeter of the planned development must set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses;
  - R. To the West of the proposed development exists an R5 multi-family residential property The focus of this properties fenestration is to the north and south. There would be no adverse impact of views, light, foot traffic, or vehicular traffic due to the proposed development.**
  - 2) All structures located along the entire perimeter of the planned development must be permanently screened with sight-proof screening in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses.
  - R. Through the use of visually pleasing building materials (ie masonry, stone, etc.) on the proposed west elevation a sight proof screen wall would not be necessary for the views from the existing residential development to the west. A masonry screen wall is proposed for the trash area which is directly adjacent to the west property.**

Response to Standards for Planned Developments  
Petition PC 05-43  
Subject Property: 300-312 S. Main Street, Lombard, IL

7. That the area of open space provided in a planned development shall be at least 25% more than that required in the underlying zone district.

R. ?????

Response to Standards for Variations  
Petition PC 05-43  
Subject Property: 300-312 S. Main Street, Lombard, IL

**SECTION 155.103.C.7 OF THE LOMBARD ZONING ORDINANCE:**

The regulations of this ordinance shall not be varied unless findings based on the evidence presented are made in each specific case that affirms each of the following standards:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.

**Responses (notice of Public Hearing items 1a thru g):**

- a) **Current trends in residential and retail markets require 10 foot clear ceiling heights. These vertical height requirements combined with the required mechanical and structural spaces force the vertical height to exceed the minimum 45 feet by one and one half feet. The proposed project is a total of three stories.**
- b) **The transitional sideyard setback the west property (R5) is proposed to be reduced. The property is located at the corner of Main and Ash Street. The development proposes three drives off Ash Street one bidirectional residential to underground parking and two one directional to retail surface parking. In order to remove access points from Main Street to relieve congestion and to maintain maximum distance from the intersection to improve safety it is necessary to locate the ramp leading to underground parking at the west property line thus reducing the side yard set back.**
- c) **The transitional landscape setback to the west property (R5) is proposed to be reduced. The property is located at the corner of Main and Ash Street. The development proposes three drives off Ash Street one bidirectional residential to underground parking and two one directional to retail surface parking. In order to remove access points from Main Street to relieve congestion and to maintain maximum distance from the intersection to improve safety it is necessary to locate the ramp leading to underground parking in close proximity to the west property line. There would be minimal adverse impact of views or light for the existing property as well as visually pleasing building materials (ie masonry, stone, etc.) on the proposed development.**

Response to Standards for Variations  
Petition PC 05-43  
Subject Property: 300-312 S. Main Street, Lombard, IL

- d) **The existing zoning is intended to be “transitional between Down Town and other commercial areas”. The corner sideyard setback on the north along Ash Street is proposed to be reduced in order to provide an urban edge to the development in keeping with downtown development.**
- e) **Elimination of the transitional landscape and fence requirements at the west property (R5) is a proposed variance. The property is located at the corner of Main and Ash Street. The development proposes three drives off Ash Street one bidirectional residential to underground parking and two one directional to retail surface parking. In order to remove access points from Main Street to relieve congestion and to maintain maximum distance from the intersection to improve safety it is necessary to locate the ramp leading to underground parking in close proximity to the west property line leaving insufficient space for fence and landscaping. There would be minimal adverse impact of views or light for the existing property as well as visually pleasing building materials(ie masonry, stone, etc.) on the proposed development.**
- f) **The proposed building encroachment into the requisite clear line of sight area at the corner of Ash & Main Streets creates an urban edge in keeping with a downtown business area. Because the intersection is stop controlled the encroachment into the clear line of sight area does not pose a threat to public safety.**
- g) **The proposed use of awning and canopy signage in addition to wall signage to be displayed in conjunction with wall signage is necessary in order to provide visibility to both pedestrian and vehicular traffic. The canopy signage would be the primary signage for the retail space for vehicular traffic. Any wall (or glazing) signage would not be visible to motorists but would be provided for the benefit of pedestrians as it would be within the canopy enclosure.**
- h) **In keeping with the transitional nature of the zoning and the desire to accommodate specialty shops which tend to be smaller retail users, there are proposed to be multiple retail tenants (7) as opposed to one large retail tenant thus requiring separate signs for each tenant per street frontage.**

Response to Standards for Variations  
Petition PC 05-43  
Subject Property: 300-312 S. Main Street, Lombard, IL

2. The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification.

**Responses (notice of Public Hearing items 1a thru g):**

- a) **Current trends in residential and retail markets require 10 foot clear ceiling heights. These vertical height requirements combined with the required mechanical and structural spaces force the vertical height to exceed the minimum 45 feet by one and one half feet. The proposed project is a total of three stories.**
- b) **The transitional sideyard setback variance is necessitated by the close proximity of the site to the Main Street and Ash Street intersection as previously described.**
- c) **The transitional landscape setback variance is necessitated by the close proximity of the site to the Main Street and Ash Street intersection as previously described.**
- d) **The corner sideyard setback on the north along Ash Street is proposed to be reduced in order to provide an urban edge to the development in keeping with down town development.**
- e) **Elimination of the transitional landscape and fence requirements at the west property is necessitated by the close proximity of the site to the Main Street and Ash Street intersection as previously described.**
- f) **The proposed building encroachment into the requisite clear line of sight area at the corner of Ash & Main Streets creates an urban edge in keeping with a downtown business area. Because the intersection is stop controlled the encroachment into the clear line of sight area does not pose a threat to public safety.**

Response to Standards for Variations  
Petition PC 05-43  
Subject Property: 300-312 S. Main Street, Lombard, IL

- g) **The proposed use of awning and canopy signage in addition to wall signage to be displayed in conjunction with wall signage is necessary in order to provide visibility to both pedestrian and vehicular traffic. The canopy signage would be the primary signage for the retail space for vehicular traffic. Any wall (or glazing) signage would not be visible to motorists but would be provided for the benefit of pedestrians as it would be within the canopy enclosure.**
  - h) **In keeping with the transitional nature of the zoning and the desire to accommodate specialty shops which tend to be smaller retail users, there are proposed to be multiple retail tenants (7) as opposed to one large retail tenant thus requiring separate signs for each tenant per street frontage.**
3. **The purpose of the variation is not based primarily upon a desire to increase financial gain.**

**Responses (notice of Public Hearing items 1a thru g):**

- a) **Current trends in residential and retail markets require 10 foot clear ceiling heights. These vertical height requirements combined with the required mechanical and structural spaces force the vertical height to exceed the minimum 45 feet by one and one half feet. The proposed project is a total of three stories.**
- b) **The transitional sideyard setback variance is necessitated by the close proximity of the site to the Main Street and Ash Street intersection as previously described.**
- c) **The transitional landscape setback variance is necessitated by the close proximity of the site to the Main Street and Ash Street intersection as previously described.**
- d) **The corner sideyard setback on the north along Ash Street is proposed to be reduced in order to provide an urban edge to the development in keeping with down town development.**
- e) **Elimination of the transitional landscape and fence requirements at the west property is necessitated by the close proximity of the site to the Main Street and Ash Street intersection as previously described.**

Response to Standards for Variations  
Petition PC 05-43  
Subject Property: 300-312 S. Main Street, Lombard, IL

- f) **The proposed building encroachment into the requisite clear line of sight area at the corner of Ash & Main Streets creates an urban edge in keeping with a downtown business area. Because the intersection is stop controlled the encroachment into the clear line of sight area does not pose a threat to public safety.**
  - g) **The proposed use of awning and canopy signage in addition to wall signage to be displayed in conjunction with wall signage is necessary in order to provide visibility to both pedestrian and vehicular traffic. The canopy signage would be the primary signage for the retail space for vehicular traffic. Any wall (or glazing) signage would not be visible to motorists but would be provided for the benefit of pedestrians as it would be within the canopy enclosure.**
  - h) **In keeping with the transitional nature of the zoning and the desire to accommodate specialty shops which tend to be smaller retail users, there are proposed to be multiple retail tenants (7) as opposed to one large retail tenant thus requiring separate signs for each tenant per street frontage.**
4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.
- R. The difficulty or hardship is caused by these ordinances solely and has not been created by any person presently having an interest in the property.**
5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
- R. The granting of the variances requested will allow the development of the property as proposed with mixed use development residential and retail uses. The building will be maintained and operated by a business owners association and/or a homeowners association. The owner operator nature of such a development will ensure that it will be maintained in a clean, orderly manner that will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.**

Response to Standards for Variations  
Petition PC 05-43  
Subject Property: 300-312 S. Main Street, Lombard, IL

6. The granting of the variation will not alter the essential character of the neighborhood; and,
- R. The granting of the variances requested will allow the development of the property to proceed as proposed. The proposed development is in keeping with surrounding existing uses. It is located in the southwest corner lot(s) at the intersections of Main and Ash Streets. To the west is a 3 story multi-family residential complex, to the north, a one story retail development, to the northeast a mixed use retail/residential complex similar to the proposed development is currently under construction, to the east, 2 story retail and office buildings, and to the south the Prairie path Bicycle trail. The previous use of the property was a car wash and automotive repair facility. The proposed project and the associated variations will not alter the essential character of the of the neighborhood, but will enhance the neighborhood.**
7. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.
- R. The proposed development will result in improvements to the existing site and adjacent public ways by providing storm water detention not currently being provided and widening the public sidewalks. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.**



Response to Standards for Conditional Use  
Petition PC 05-43  
Subject Property: 300-312 S. Main Street, Lombard, IL

SECTION 155.103 (F)(8) OF THE LOMBARD ZONING ORDINANCE:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.
- R. **The proposed development is a 3 story mixed use building with 7 Retail units (and or Business's) on the 1<sup>st</sup> level and 36 separate residential condominiums on the 2<sup>nd</sup> and 3<sup>rd</sup>. Any business will be required to meet the applicable usage requirements of the Village of Lombard. The building will be maintained and operated by a business owners association and/or a homeowners association. The owner operator nature of such a development will ensure that it will be maintained in a clean, orderly manner that will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare of the public.**
2. The conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located.
- R. **The proposed development is in keeping with surrounding existing uses. It is located in the southwest corner lot(s) at the intersections of Main and Ash Streets. To the west is a 3 story multi-family residential complex, to the north, a one story retail development, to the northeast a mixed use retail/residential complex similar to the proposed development is currently under construction, to the east, 2 story retail and office buildings, and to the south the Prairie path Bicycle trail. The previous use of the property was a car wash and automotive repair facility. The future retail and/residential development of the subject property will improve the appearance of the site and enhance the appearance of surrounding area as well as increase the value of the property in question and the adjoining properties.**
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district?
- R. **The proposed development will result in improvements to the existing site and adjacent public ways by providing storm water detention not currently being provided and widening the public sidewalks. As previously stated the**

Response to Standards for Conditional Use  
Petition PC 05-43  
Subject Property: 300-312 S. Main Street, Lombard, IL

**planned development is in keeping with surrounding existing uses and will improve the appearance of the site and will therefore enhance the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided?
  
- R. **All necessary public utilities are available within the public rights of way adjacent to the subject property. Water and Fire protection connections are proposed at the main located at Ash Street. Sanitary connections are proposed at Ash Street. Storm drainage (roof and site) will be detained in on-site underground detention and released per DuPage County Storm Water Ordinance at Ash Street. Electric power will be an underground service initiating at the SW corner of the site. Required driveways to surface and underground parking will be provided off of Ash Street.**
  
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets?
  
- R. **The existing site has three bidirectional driveways, two off of Main Street, one with in 105 feet of the intersection, and one off of Ash approximately 65 feet from the intersection. Access to the proposed site will be provided by two one way driveways and one bidirectional driveways. The closest drive to the intersection is 130 feet from the intersection. The increased distance of the driveways from the intersection and the removal of access points off of Main Street will improve traffic flow through the intersection and lessen congestion on Main Street.**
  
6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard.
  
- R. **The Proposed mixed use building is in keeping with the current comprehensive plan for the village of Lombard. The subject property is located in the southwest corner lot(s) at the intersections of Main and Ash Streets. It is Zoned B5A Downtown Perimeter Zoning District “which is intended to be a transition between the downtown and other commercial area that accommodates all retail, service and specialty shops and necessary civic services characteristic of the traditional central area in a pedestrian**

Response to Standards for Conditional Use  
Petition PC 05-43  
Subject Property: 300-312 S. Main Street, Lombard, IL

- environment". The site is immediately adjacent to R5 residential zoning and B5APD Downtown Perimeter Zoning District. The mixed use of upper residential units and first floor retail is a perfect transition from the adjacent residential into the B5A District offering space for specialty shops on the first floor and maintaining a pedestrian scale. The development is proposing the use of exterior brick, stone and stucco design which is consistent with the spirit of the village of Lombard.**
7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission?
- R. The Proposed mixed use building conforms in all respects to the applicable regulations of the B5A Zoning District except for those variations requested in the petition.**

Response to Standards for Conditional Use  
Petition PC 05-43  
Subject Property: 300-312 S. Main Street, Lombard, IL

SECTION 155.103 (F)(8) OF THE LOMBARD ZONING ORDINANCE:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.
- R. **The requested conditional use is to allow for an outdoor service (dining area) in conjunction with a proposed mixed use residential/retail development. The conditional use will enhance. Any business will be required to meet the applicable usage requirements of the Village of Lombard. The proposed use will be maintained and operated by the business owner and will be maintained in a clean, orderly manner that will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare of the public.**
2. The conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located.
- R. **The conditional use will enhance the pedestrian environment and the surrounding uses and will therefore not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish or impair property values within the neighborhood in which it is to be located.**
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district?
- R. **The conditional use will enhance the pedestrian environment and the surrounding uses and will therefore not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**
4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided?

Response to Standards for Conditional Use  
Petition PC 05-43  
Subject Property: 300-312 S. Main Street, Lombard, IL

- R. The conditional use will not require any additional public utilities, access roads, drainage and/or other necessary facilities above and beyond those being provided for the development.**
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets?
- R. The conditional use will not create any additional need for ingress and egress to the site beyond those required for the primary use.**
6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard.
- R. The conditional use will enhance the pedestrian environment which is a specific goal of the zoning ordinance for the district.**
7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission?
- R. The Proposed conditional will conform in all respects to the applicable regulations of the B5A Zoning District except for those variations requested in the petition.**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING A CONDITIONAL USE  
FOR A PLANNED DEVELOPMENT WITH VARIATIONS, DEVIATIONS, AND  
COMPANION CONDITIONAL USES  
IN THE B5A DOWNTOWN PERIMETER DISTRICT**

(PC 05-43; 300-312 South Main Street; Prairie Path Villas)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the subject property is zoned B5A Downtown Perimeter District; and,

WHEREAS, said planned development includes the following companion actions included as part of the petition:

- a) A conditional use from Section 155.417(G) of the Zoning Ordinance to allow for a building of three (3) stories in height and an exception to allow for the building height to be forty-six and one-half feet (46.5') where a maximum of forty-five feet (45') is permitted.
- b) A deviation from Section 155.417(J) and a variation from Section 155.508 (C)(6)(a) of the Zoning Ordinance to allow for a reduction in the transitional building setback from twenty feet (20') to zero feet (0') along the west property line;
- c) A deviation from Section 155.417(K) and a variation from Sections 155.508 (C)(6)(b) and 155.707 (A)(3) of the Zoning Ordinance to allow for a reduction in the transitional landscape setback from ten feet (10') to zero feet (0') along the west property line;
- d) A variation from Section 155.508(C)(6)(a) of the Lombard Zoning Ordinance to allow for a 1-foot corner side yard setback on the perimeter of a planned development where a 30-foot front and/or corner side yard is required in the abutting R5 General Residence District;
- e) A variation from Sections 155.707(B)(3)(a) through (d) of the Zoning Ordinance eliminating the transitional landscape and fence requirements along the west property line;

- f) A variation from Sections 155.205(A)(2)(e) and 155.207 (A) and (C) to allow for building and fence/wall encroachments into the requisite clear line of sight area;
- g) A deviation from Sections 153.211(F) and 153.508(B)(19)(a) of the Sign Ordinance to allow for awning and canopy signs to be displayed in conjunction with wall signs;
- h) A deviation from Section 153.508(B)(19)(c) to allow for more than one wall sign per street frontage; and

WHEREAS, said petition also includes a request to approve a conditional use from Section 155.417(C)(13) and (I) of the Zoning Ordinance to allow for an outdoor service (dining) area; and

WHEREAS, said petition also request that the Lombard Plan Commission be given site plan approval authority for the proposed development; and

WHEREAS, public hearings on such application has been conducted by the Village of Lombard Plan Commission on December 19, 2005 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the petition, subject to conditions; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That a conditional use for a planned development with the following companion conditional uses, variations and deviations in the B5A Downtown Perimeter District is hereby granted for the Subject Property legally described in Section 3 below, subject to the conditions set forth in Section 4 below:

- a) A conditional use from Section 155.417(G) of the Zoning Ordinance to allow for a building of three (3) stories in height and an exception to allow

- for the building height to be forty-six and one-half feet (46.5') where a maximum of forty-five feet (45') is permitted;
- b) A deviation from Section 155.417(J) and a variation from Section 155.508 (C)(6)(a) of the Zoning Ordinance to allow for a reduction in the transitional building setback from twenty feet (20') to zero feet (0') along the west property line;
  - c) A deviation from Section 155.417(K) and a variation from Sections 155.508 (C)(6)(b) and 155.707 (A)(3) of the Zoning Ordinance to allow for a reduction in the transitional landscape setback from ten feet (10') to zero feet (0') along the west property line;
  - d) A variation from Section 155.508(C)(6)(a) of the Lombard Zoning Ordinance to allow for a 1-foot corner side yard setback on the perimeter of a planned development where a 30-foot front and/or corner side yard is required in the abutting R5 General Residence District;
  - e) A variation from Sections 155.707(B)(3)(a) through (d) of the Zoning Ordinance eliminating the transitional landscape and fence requirements along the west property line;
  - f) A variation from Sections 155.205(A)(2)(e) and 155.207 (A) and (C) to allow for building and fence/wall encroachments into the requisite clear line of sight area;
  - g) A deviation from Sections 153.211(F) and 153.508(B)(19)(a) of the Sign Ordinance to allow for awning and canopy signs to be displayed in conjunction with wall signs;
  - h) A deviation from Section 153.508(B)(19)(c) to allow for more than one wall sign per street frontage.

SECTION 2: That a conditional use from Section 155.416(C)(13) of the Zoning Ordinance to allow for an outdoor service (dining) area in the B5A Downtown Perimeter District is hereby granted for the Subject Property legally described in Section 3 below, subject to the conditions set forth in Section 4 below; and

SECTION 3: That the ordinance is limited and restricted to the property generally located at 300-312 South Main Street, Lombard, Illinois, and legally described as follows:



Lots 1, 2 & 3 (except the south 38 feet thereof) in Block 31, in the Town of Lombard, being a Subdivision in Sections 5, 6, 7, 8 and 18, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 23, 1868, as document 9483, in DuPage County, Illinois.

Parcel Numbers: 06-07-219-005 and 006

SECTION 4: The zoning actions set forth in Sections 1 and 2 above shall be granted subject to compliance with the following conditions:

1. The petitioner shall enter into a development agreement with the Village setting forth the terms and conditions for development on the subject property, unless the Village Board determines that such an agreement is not necessary.
2. The petitioner shall develop the site in accordance with the Preliminary Engineering Plat Packet, prepared by Sanda Consulting Group, LLC, dated October 26, 2005, the Landscape Plan, prepared by Sublime Design, dated November 14, 2005; the Development Plan Packet,, prepared by SKJN Architekten Corp., dated November 14, 2005; and the submitted Materials Board, prepared by SKJN Architekten Corp., dated December 1, 2005 and made a part of this petition; except as varied by the conditions of approval.
3. As part of the building permit submittal, the petitioner shall satisfactorily address the comments included as part of the Inter-Departmental Review Report.
4. The petitioner shall install fencing along the western property line, no greater than eight (8) feet and no less than six (6) feet in height. Design of the fencing is subject to the approvals of the Director of Community Development. The fencing shall meet all Village setback and clear line of sight requirements.
5. The petitioner shall locate any parking lot lighting at a height and location that minimizes neighborhood impact and shall meet the Village's photometric requirements. Moreover, the lighting within the parking garage area shall be recessed so as to not be visible or create a glare onto neighboring properties. Such additional lighting information shall be reviewed and approved by the Director of the Department of Community Development prior to installation.
6. The petitioner shall incorporate the recommendations of the Village's traffic consultant and Village staff into the final development plans for the site.
7. The right-of-way improvements shall be designed and installed to address the comments raised by engineering staff. The petitioner shall provide a public access easement on the

subject property for any areas in which the constructed sidewalk is less than four feet in width.

8. The petitioner shall submit a Plat of Consolidation to the Village for review and approval. Said plat shall consolidate the subject properties into a single lot of record and shall be required concurrent with the building permit submittal.
9. The proposed wall and awning signs on the building shall be designed and located on the building consistent with the submitted plans.
10. The outdoor dining area shall be designed and operated in a manner that provide for at least four feet of width for pedestrians at all times.
11. The property shall be developed consistent with Village Code.

SECTION 5: That Site Plan Approval authority is hereby granted for the planned development.

SECTION 6: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Ayes: \_\_\_\_\_

Nayes: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Ordinance No. \_\_\_\_\_  
Re: PC 05-43  
Page 6

\_\_\_\_\_  
William J. Mueller, Village President

ATTEST:

\_\_\_\_\_  
Brigitte O'Brien, Village Clerk

<h:/cd/worduser/pc cases/2005/pc05-43/ordpd 05-43>