

January 22, 2018

Title

PC 18-06

Petitioner & Property Owner

Two Eleven Main Street LLC
211 S. Main Street
Lombard, IL 60148

Property Location

209 & 211 S. Main Street

Zoning

B5A

Existing Land Use

209: former retail store
211: office building

Comprehensive Plan

Community Commercial

Approval Sought

Approval of a conditional use for a drive-through associated with a pharmacy; approval of variation for parking stall length; approval of variation for sign size.

Prepared By

Anna Papke, AICP
Senior Planner



LOCATION MAP

DESCRIPTION

The petitioner, Two Eleven Main Street LLC, owns the subject property at 209 and 211 S. Main Street. The petitioner is also the owner of Lombard Pharmacy, which currently operates at 805 S. Main Street. The petitioner intends to redevelop the subject property and relocate Lombard Pharmacy to 211 S. Main Street.

The redevelopment will consist of the following:

- Demolition of the building at 209 S. Main Street
- Remodel of the existing building at 211 S. Main Street, including interior renovations and addition of a drive-through window
- Consolidation of 209 and 211 S. Main Street into one lot of record (lot consolidations are administratively approved)
- Expand/restripe parking lot

211 S. Main Street is a one-story building with a basement. Each floor is approximately 5,000 square feet. The petitioner plans to use the first floor only, with storage for the pharmacy in the basement. The basement could possibly be used for another non-pharmacy use in the future. Should this occur, staff would review to ensure the site meets parking requirements.

Drive-through facilities are conditional uses in the B5A zoning district, requiring approval by the Village Board. The petitioner also requests variances for parking stall length on a portion of the site and wall sign size.

Project Details

Parcel Size: 0.57 acres
 Building Size: 10,000 SF
 (first floor and
 basement)
 Parking: 40 spaces

Requested Actions

1. Approve conditional use for a drive-through in B5A;
2. Approve variation for reduced parking stall length along north property line;
3. Approve variation to allow 67 SF of wall signage where 50 SF is permitted.

Submittals

1. Petition for public hearing, dated December 22, 2017;
2. Response to standards for conditional use;
3. Response to standards for variation;
4. Plat of survey for 209 S. Main Street, prepared by Carradus Land Survey Inc., dated December 5, 2017;
5. Plat of survey for 211 S. Main Street, prepared by Lambert & Associates, dated December 12, 2017;
6. Site plan and landscape plan, prepared by Haeger Engineering, dated December 22, 2017;
7. Existing and proposed building elevations;
8. Preliminary plat of resubdivision (for staff review), prepared by Haeger Engineering, dated December 22, 2017.

EXISTING CONDITIONS

209 S. Main Street is presently a retail store with parking lot. 211 S. Main Street is developed with an office building and parking lot.

APPROVAL(S) REQUIRED

1. Grant a conditional use, pursuant to Section 155.419(C) of the Zoning Ordinance, to allow for a drive-through facility;
2. Approve a variation from Section 155.602(A)(5) of the Zoning Ordinance to reduce the length of parking stalls from eighteen feet (18') to sixteen and a half feet (16.5') along the north property line;
3. Approve a variation from Section 153.508(B)(19) of the Sign Ordinance to allow a total area of 67 square feet of wall signage where a maximum area of 50 square feet is permitted.

INTER-DEPARTMENTAL REVIEW**Building Division:**

The Building Department has the following comments on the petition. Should the petition be approved, additional comments may be forthcoming during permit review.

1. The petitioner will most likely need to raise the overhead utility lines where they are proposing the drive through.

Fire Department:

The Fire Department has no comments or concerns relative to this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

Private Engineering Services (PES):

Private Engineer Services has the following comments on the petition. Should the petition be approved, additional comments may be forthcoming during permit review.

1. Stormwater requirements will be reviewed during final engineering plan review. Net new impervious calculations should be included with the submittal.
2. It would be highly suggested that a minimum of a ribbon curb be installed along the south property line to help delineate the public alley from the private property paving limits.

3. The area shown as a striped island should be a minimum of a 3” mountable median curb to help delineate the drive-thru lane. As it will not be a 6” barrier curb, this will also negate the need for a bypass lane for the drive-thru, as people can use the public alley way to leave the drive-thru line.
4. Signage should be added for “Maple Street Exit Only” out to Maple, with a “Do Not Enter” sign at the Maple driveway on private property.
5. Additional comments will be forthcoming during Final Engineering review, once submitted for permit.

Public Works:

The Department of Public Works reviewed the submitted plans and offers the following comment. Should the petition be approved, additional comments may be forthcoming during permit review.

1. Due to lack of greenspace in the public right-of-way, the petitioner shall plant, maintain and eventually replace three parkway trees on the private property adjacent to Main Street in order to satisfy the requirement of Village Code §154.306. These trees shall not be of any species prohibited by Village Code §99.06.

Planning Services Division:

The Planning Services Division notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning	Land Use
North	B5A	Dairy Queen
South	B5A	Mixed use – retail and apartments
East	R2	Apartment building
West	B5APD	First Church of Lombard

The subject property is located in the periphery of downtown Lombard. Nearby uses include commercial and institutional uses along Main Street, with residential uses in the neighborhood to the east of the subject property. A pharmacy on the subject property is consistent with the zoning and land uses of surrounding properties.

2. Comprehensive Plan Compatibility

The Comprehensive Plan designates this property as suitable for community commercial uses. A pharmacy is consistent with this designation.

3. Zoning Ordinance Compatibility

The petitioner will remodel the existing building at 211 S. Main Street for use as a pharmacy, raze the existing retail building at 209 S. Main Street, and expand the parking lot to include the property at 209 S. Main Street. The building at 211 S. Main was built in 1955; any existing nonconformities on this part of the subject property are considered to be legal nonconformities. Staff further notes the following:

- A pharmacy is a permitted use in the B5A district. Drive-through facilities are conditional uses.
- There is no minimum open space requirement in the B5A district. However, the property currently has 5.3% open space. Upon redevelopment, open space will be 11.8%.
- The proposed site plan provides 40 parking spaces. The Zoning Ordinance requires retail stores to have four spaces per 1,000 square feet, or 40 spaces for a 10,000 square-foot building.
- The site as presently developed has no landscaping other than a planting area in front of the building at 211 S. Main Street. The petitioner has provided a landscape plan that includes additional plantings around the building foundation and parking lot. Due to insufficient room in the Main Street right-of-way for parkway trees, the Public Works Department has requested the petitioner plant three trees on the site in lieu of parkway trees. Staff recommends the petitioner fulfill this requirement by planting trees in the landscape islands adjacent to the driveway, as well as interior landscape islands. This item can be addressed with a revised landscape plan during permit review.

4. Request for Conditional Use Approval

- A. *Grant a conditional use, pursuant to Section 155.419(C) of the Zoning Ordinance, to allow for a drive-through facility.*

The petitioner proposes to construct a drive-through window on the south side of the building at 211 S. Main Street. The drive-through queuing lane will run parallel to the public alley on the south side of the property. The site plan shows stacking space in the drive-through lane for five vehicles, including the vehicle at the service window. This meets the stacking space requirement for pharmacies proposed by the Village in PC 18-05.

The site plan shows striping along the south property line to delineate private property from the alley. Village staff recommends the petitioner install a ribbon curb for this purpose. Both options would allow cars queued in the drive-through to exit into the alley if needed prior to reaching the service window.

The petitioner anticipates that the majority of traffic leaving the drive-through will circulate north through the parking lot and out via the driveway onto Maple Street.

Staff is satisfied that the drive-through is compatible with the surrounding properties and consistent with other development along Main Street and in downtown Lombard. Other drive-through uses nearby include banks and drugstores. Staff is supportive of the conditional use request.

5. *Request for Variations*

- A. *Approve a variation from Section 155.602(A)(5) of the Zoning Ordinance to reduce the length of parking stalls from eighteen feet (18') to sixteen and a half feet (16.5') along the north property line.*

The petitioner requests a variance to reduce required parking stall length from 18 feet to 16.5 feet. This variance would apply only to the parking spaces located along the north property line. The reduced parking stall length will allow the petitioner to install a five-foot perimeter landscaping area on the north side of the parking lot and still maintain adequate space for a two-way drive aisle and 18-foot parking stalls against the building. Staff is supportive of this request.

- B. *Approve a variation from Section 153.508(B)(19) of the Sign Ordinance to allow a total area of 67 square feet of wall signage where a maximum area of 50 square feet is permitted.*

The petitioner proposes to install two wall signs, each with an area of 33.4 square feet. One sign will be on the west elevation facing Main Street, and the second sign will be on the north elevation facing the parking lot.

The B5A district is a transition area between the downtown and other commercial areas. Signage standards for the B5A district are intended to facilitate signage that is scaled appropriately to the properties in the district. Staff notes that the subject property, at over half an acre and with more than 150 feet of frontage along Main Street, is larger than many properties in the B5A district.

Additionally, the subject property will have frontage on two public streets, Main Street and Maple Street. The existing building at 209 S. Main is approximately 85 feet from Maple Street, and has wall signage totally 50 square feet on the elevation facing Maple Street. A sign on the north façade of the building at 211 S. Main will functionally replace the signs that will be removed when the building at 209 S. Main is demolished.

The petitioner's architectural elevations show the proposed wall signs are compatible with the building. The petitioner further notes that there will be no freestanding sign on the site. The additional wall signage area will essentially be in lieu of a freestanding sign, which the Sign Ordinance would permit. Staff supports the request.

SITE HISTORY

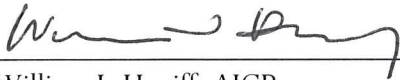
There have been no previous petitions associated with the subject property.

FINDINGS & RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards for a conditional use and variations, as established by the Lombard Zoning Ordinance. As such, 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 testimony presented, the proposed site plan with a conditional use and variations **complies** with the standards required by the Village of Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 18-06, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
2. That the petitioner shall submit a plat of consolidation for staff review and approval, and such plat of consolidation shall be recorded with the DuPage County Recorder's office prior to receiving a certificate of occupancy for the building;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
4. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval shall become null and void unless a time extension has been granted by the Village Board.



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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