

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

TO: Lombard Plan Commission

HEARING DATE: July 21, 2008

FROM: Department of Community
Development

PREPARED BY: Jennifer Henaghan, AICP
Planner II

TITLE

PC 08-20, 3 Yorktown Shopping Center (Cole Taylor Bank): The petitioner requests the following variations from the Lombard Zoning Ordinance for landscaping requirements in certain portions of the property located within the B3PD Community Shopping District, Planned Development:

1. A variation from Section 155.707(B) to waive Transitional Landscape Yard Improvements; and
2. A variation from Section 155.709 to waive Perimeter Lot Landscaping requirements.

GENERAL INFORMATION

Petitioner: Cole Taylor Bank
9550 W Higgins Rd
Rosemont, IL 60018

Property Owner: Long Pehrson Associates
203 Yorktown
Lombard, IL 60148

Relationship of Petitioner to Property Owner: Ground lessee

PROPERTY INFORMATION

Existing Zoning: B3PD Community Shopping District – Yorktown Planned Development

Existing Land Use: Cole Taylor Bank (under construction)

Size of Property: Approximately 39,073 sq. ft.

Comprehensive Plan: Regional Commercial

SURROUNDING ZONING AND LAND USE

- North: R5PD Community Shopping District Planned Development; developed as Yorktown Apartments
- South: B3PD Community Shopping District Planned Development; developed as Yorktown Center parking
- East: B3PD Community Shopping District Planned Development; developed as Yorktown Convenience Center
- West: R4PD Community Shopping District Planned Development; developed as Club Croix townhomes

ANALYSIS

SUBMITTALS

This report is based on the following documents filed with the Department of Community Development:

1. Public Hearing Application.
2. Response to Standards for Variations.
3. ALTA/ACSM Land Title Survey, prepared by National Survey Service, Inc., dated November 15, 2007.
4. Site plan, prepared by Hague Architecture, dated October 5, 2007 and last revised February 14, 2008.
5. Landscape plan, prepared by Buhlwork Design Guild, dated October 5, 2007 and last revised May 23, 2008.
6. Photo of excavated site/utility line flags (no date).

DESCRIPTION

A new Cole Taylor Bank is currently under construction on the property at 3 Yorktown Center. A building permit was issued on April 25, 2008 that indicated full compliance with the landscape requirements. However, upon beginning construction, the contractor encountered shallowly buried underground utilities (including electrical, gas, water, sewer, and phone) along the north property line, all of which are within a 30-foot easement. To avoid disturbing these utilities, the petitioner is requesting a waiver of all transitional and perimeter lot landscaping requirements.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

The Private Engineering Services Division and Public Works Engineering have reviewed the submitted plans and have no comments.

FIRE AND BUILDING

The Fire Department/Bureau of Inspectional Services has no comments at this time.

PLANNING

The Village's landscape requirements are intended to foster aesthetically pleasing development as well as increase the compatibility of adjacent land uses. The Zoning Ordinance requires perimeter lot landscaping for all new principal buildings, as well as transitional lot landscaping for commercial developments that abut residential properties. In this case, with 265 feet adjacent to the Yorktown II apartments, the following landscape improvements are required along the north property line:

- 11 shade trees;
- 199 linear feet of shrub masses, at least two rows deep and with shrubs alternately spaces, installed at a height of three feet and reaching a mature height of at least six feet; and
- Lawn in all areas not planted with trees or shrubs.

Compliance with the Zoning/Sign Ordinances and the Yorktown Planned Development

The 1966 Yorktown Center planned development approval did not grant any relief from landscaping requirements. As such, new developments are required to meet the full landscaping provisions as set forth in the Zoning Ordinance.

The underground utility lines have been in place for an unknown amount of time. The petitioner has represented that the utility lines physically prevent the excavation necessary to install any trees or shrubs. They therefore propose to cover the entire area with sod.

Staff recognizes that there are unique, pre-existing conditions specific to this site. The subject property and surrounding land has developed and redeveloped over the past 40 years, and there is a parking garage abutting the subject property that would impair the view of any plantings as seen from the Yorktown II apartments. The subject property slopes down into the site from the north property line, with the grade fairly flat at the east end and, moving toward Highland Avenue, gradually increasing to a two-foot grade change from the property line to the top of curb along the drive-through lanes on the subject property. The wall of the abutting parking garage varies from approximately 4.5 to 5.5 feet higher than the top of curb, which would significantly affect the visibility of three- to six-foot high shrubs within the landscape yard.

The idea of using landscaping to ensure compatibility is perhaps not as crucial here as it may be in other locations. The Yorktown II apartment buildings are, at their closest point, 225 feet away from the subject property, and they have existed without the benefit of transitional landscaping since the time of their construction (1972). However, the Zoning Ordinance is structured so that properties may be brought into compliance over time as they redevelop. Accordingly, staff would ideally want to see some sort of aesthetic improvement made to the transitional landscape

area. A mixture of ground cover and grasses could accomplish this with less excavation than would be necessary for shade trees and/or shrubs. Staff recommends that the requested relief be approved, with the condition that a minimum of one-third of the transitional landscape area along the north property line be planted with a combination of decorative ground cover and grasses, similar to that proposed along the eastern edge of the Cole Taylor Bank building. A final landscape plan should be submitted to the Department of Community Development for review and approval.

FINDINGS AND RECOMMENDATIONS

The Inter-Departmental Review Committee has reviewed the standards for variations for the requested variations and finds that the standards have been met, subject to one condition. As such, the Committee recommends that the Plan Commission make the following motion recommending approval of PC 08-20:

Based on the submitted petition, accompanying plans and the testimony presented, the proposed relief **complies** with the standards established by the Yorktown Shopping Center Planned Development and the provisions set forth in the Zoning Ordinance and that granting the relief is in the public interest, and, therefore, I move that the Plan Commission accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission, and therefore recommend to the Corporate Authorities **approval** of PC 08-20, subject to the following conditions:

1. A minimum of one-third of the transitional landscape area along the north property line shall be planted with a combination of decorative ground cover and grasses, similar to that proposed along the eastern edge of the Cole Taylor Bank building. A final landscape plan shall be submitted to the Department of Community Development for review and approval.

Inter-Departmental Review Group Report approved by:

William J. Heniff, AICP
Acting Director of Community Development

c: Petitioner