

September 2, 2004

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

Subject: PC 04-25; 201, 205 and 211 E. Roosevelt Road; 1200 South Highland Avenue; and 112-116 & 120-124 E. 13th Street (Southwest Corner of Roosevelt & Highland)

Dear President and Trustees:

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

1. Approve an amendment to an annexation agreement;
2. Approve a major plat of resubdivision.
3. For the entire subject property, approve a conditional use for a planned development.
4. For Lot 1 of the proposed subdivision, approve the following deviations:
 - a. A deviation from Section 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking.
 - b. A deviation from Section 153.505 (B)(17)(a)(2) of the Sign Ordinance to allow for more than one wall sign on a street frontage.
5. Pursuant to Section 155.414 (C)(7) of the Zoning Ordinance, approve a conditional use for a drive-through facility on Lot 1 of the proposed subdivision.
6. For Lot 2 of the proposed subdivision, approve the following deviations:
 - a. A deviation from Section 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking.

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- b. A deviation from deviation from Section 153.505 (B)(17)(b)(2) of the Sign Ordinance to allow for more than one wall sign for interior tenants.
7. Pursuant to Section 155.414 (C)(18) of the Zoning Ordinance, approve a conditional use for an outdoor dining/service establishment on Lot 2 of the proposed subdivision.
8. For Lot 3 of the proposed subdivision, approve a deviation from Section 155.706 (C) and 155.709 (B) reducing the required perimeter parking lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking.
9. For the entire development, grant site plan approval authority to the Lombard Plan Commission.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on August 16, 2004.

Wayne Marth of Archline Associates, 3025 Highland Parkway, Downers Grove, IL, started the presentation of the petition. He began his presentation by displaying a color rendering of the site. He mentioned that a bank is proposed on the central parcel and a retail building at the east end of the property. The other parcels within the proposed development are under contract but not ownership.

The proposed retail building on corner of Highland Avenue and Roosevelt Road, is proposed where the old Amoco station was located. They proposed to construct a 7,820 square foot retail building. Referencing the building elevations, he mentioned the materials used on the building. They propose using cast stone for the building base. He described the tower elements, the site lighting and accent lighting and the fabric awnings. The trash enclosure on the southwest corner of the retail site will be surrounded by masonry and gates and of material compatible with the building. They propose an outdoor sitting area for possible restaurant tenants (Cold Stone Creamery, Chipotle).

He then referenced the extensive landscaping plan to help soften the building from the residents along 13th Street. He mentioned the curb cuts off of Roosevelt, which will now be landscaped. They will provide a 4 foot high berm along 13th with landscape screening.

Chad Herrell, architect for TCF Bank, showed a colored rendering and explained the challenge of working with the bank and establishing a branding identity. They built a similar branch in Glendale Heights and Chicago and are implementing a new program in the metropolitan area. Key elements of the building include a tower to provide signage, which will create an identity. Staff recommended changes to the proposed tower - he feels a resolution could be made which will be compatible with staff. He mentioned the materials being the same as the retail center. They support staff's recommendation to remove the wall sign on the southern wall. The awnings are a different color but work with their scheme and are compatible to the overall development. The south and west elevations have a greater mass as this is where their secure functions are located. He explained the site circulation and the bypass lane, which also serves as fire lane

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around the building. He mentioned the Fire Department comment about raising the canopy to 16 feet and that was something they wanted to talk about with staff.

Commissioner Olbrysh asked if the TCF tower would be illuminated. He said it would be.

Mr. Marth then addressed the site lighting. It is considered low intensity – they are keeping poles lower than 25 feet and the lighting level will be low. The lighting intensity at the property lines will be zero. He felt the additional green space at the south would be a benefit. All lighting on buildings include down lighting.

Chairperson Ryan asked about the sconces shown in the elevations. The petitioner stated that they are not projecting light away from the building - they are accenting the building and it enhances the building at night. Due to security problems, they try to have that lighting.

The petitioner referenced the proposed single access driveway onto Roosevelt Road, which will replace numerous driveways that currently exist on the property.

Commissioner Olbrysh asked for clarification as to the status of the properties on the north side of 13th Street. The petitioner noted that they have the properties under contract. If the project is approved, they will demolish the homes and place the berming and the detention on the site.

Chairperson Ryan then opened the meeting for public participation. There was no one present to speak in favor of or against the petition.

William Heniff, Senior Planner, then presented the staff report. He restated the petitioner's request and gave the location of the property. He described the recent history of the site. Lot 2 containing the salon site and Reilly's Pub were annexed into the Village in 2000, with a rezoning to the B3 district. However, no additional relief was granted for the existing restaurant/bar use. The Amoco station was annexed in 2001. In 2002, PC 02-17 approved the annexation of the Sharko's Site, and a companion annexation agreement was entered into by the previous property owner BP and the Village. Other than the sale of the property and the removal of all structures on the property, no further actions were taken. The terms and conditions of the original agreement bind the former Sharko's site as well as the adjacent BP lots. The Village Board has expressed their conceptual support for amending the annexation agreement to provide for an alternative land use other than the approved gas station.

He noted that the subject property is bordered on the east and west by other existing retail commercial uses. Roosevelt Road has traditionally included a substantial number of automotive related uses. Therefore, the proposed redevelopment is consistent with the other uses along Roosevelt Road.

South of the subject property, are unincorporated single family residences. To ensure compatibility with the residential uses, the petitioner has reconfigured their plan to not provide access onto 13th Street, create internal access driveways to minimize the need to use 13th Street, orientation of buildings away from the residences and an earthen berm and landscaping will help screen the site.

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He then described the zoning issues for the site. Establishing a conditional use for the entire development is an appropriate way to address the unique site constraints and phasing of the proposed development. Moreover, the planned development process allows the Village to look at all of the proposed structures comprehensively, versus looking at each proposed structure separately. Through this process, staff believes that a better overall design can be achieved.

As the project is being developed in phases, similar to the Highlands of Lombard and Fountain Square of Lombard, the petitioner is requesting that the Plan Commission have the ability to review and approve additions and/or modifications to the project. Of special note, as the petitioner does not know the design elements of the proposed Reilly's development parcel - they are willing to bring the building elevations and site plan back to the Plan Commission for consideration.

By establishing a planned development, arbitrary property lines can be ignored in favor of a more unified and cohesive development. In this case, the proposed access aisles are placed where it makes most sense within the overall project, rather than based upon property lines. This deviation can be supported as it provides for better traffic flow and circulation. Moreover, it also helps minimize traffic on adjacent public streets.

The proposed banking facility proposes a drive-through facility on the south side of the building. Staff notes that full access is provided around the bank as part of the Phase 1 improvements. Patrons would travel counter-clockwise around the bank. Leaving the drive-through area, patrons can turn north to Roosevelt Road or proceed easterly to Highland Avenue.

The petitioner would like to have the flexibility to provide a small outdoor dining area adjacent to the proposed retail building. As the proposed dining area is removed from any residences, impacts of the outdoor dining function are minimal. Staff recommends that the perimeter of the dining area be fenced. Staff would find a four-foot high decorative iron fence with an exit gate as an acceptable type of fence.

Referencing signage, the proposed bank elevations propose a wall sign located on each of the four walls of the tower elements. The Zoning Ordinance limits businesses to one wall sign per street frontage. The overall sign size does meet code requirements for area. Staff does not object to the relief, but recommends that the sign on the south wall be removed from the plans.

The petitioner's plans for the retail center to provide for up to two wall signs on the north elevation of the building. The Sign Ordinance allows for two wall signs for end units and one sign for interior tenants. Staff notes that if the center unit is subdivided, the two wall signs could be approved as proposed without any relief. Staff can support this relief provided that all wall signs on the building shall be of a channel letter design.

Regarding other development issues, the Village's traffic consultant KLOA reviewed the site for its impact on the Village street network. The consultant's analysis found that the site redevelopment would actually result in virtually no net change in traffic generation over the amount that was originally generated prior to demolition activity.

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Right now, seven separate curb cuts exist along Roosevelt Road. The petitioner's plans propose to decrease this number to one full access driveway. IDOT has reviewed this configuration and find that one full access curb cut is acceptable for Phase 1. However, once Phase 2 is constructed, they will require that the Roosevelt Road access drive be converted into a right-in, right-out facility. The petitioner has also designed the project to provide for cross-access between the subject property and the Dan Development property south of the site, subject to approval by both parties.

The petitioner has also submitted preliminary landscape plans, which will be subject to refinements upon completion of final engineering. The plans attempt to minimize impacts on neighboring parcels by providing an undulating earthen berm with full vegetation to screen and soften the development from the residential uses south of 13th Street.

Staff recommends as a condition of approval that additional plantings, meeting the transitional landscape yard requirements be provided along the south property line and that the landscaping be installed as part of the Phase 1 improvements. To address concerns raised by neighbors, the property immediately south of Reilly's Pub be graded and seeded until such time that the property is developed. Moreover, staff also recommends a further condition that a post and rail fence be installed along the north and west sides to prevent trespassing.

Regarding the retail building elevations, the petitioner has refined the elevations to include windows on the east elevation, a modified parapet roofline. The TCF Bank roofline on the tower was modified to include a seam-metal pitched roof. However, staff recommends that the tower be modified to incorporate a similar peak as proposed on the adjacent retail building and that the watercourse brick used for both buildings are compatible.

The petitioner proposes to resubdivide the property to create five lots of record. Lots 1 through 3 along Roosevelt Road would be developed as commercial uses. Lot 5 would ultimately be developed as a parking lot concurrent with the redevelopment of the Reilly's Pub site. Lot 4 would be a detention outlot for the stormwater drainage of the project. Staff notes that as this development is over one acre in size, the plat will need to be approved by the Village Board. Staff will bring the final plat to the Board for approval upon approval of final engineering.

This project is a major development as defined by the Subdivision and Development Ordinance, which would require full public improvements where needed. This includes street lighting, sidewalks, parkway trees, storm sewer, landscaping and roadway improvements to include curb and gutter additions. Staff will be working with the petitioner to establish appropriate timelines for these improvements, particularly in light of the phased nature of the development. Final consideration of the timing of these improvements and the manner in which these improvements would be provided will be addressed in the companion amendment to the annexation agreement.

Chairperson Ryan then opened the meeting for comments from the Plan Commissioners.

Commissioner Burke asked about the June 2006 timeframe associated with the Reilly's Pub redevelopment. Mr. Heniff stated that the existing lease between Reilly's and the property owner

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runs until that date. As such, they are proposing to do the project in phases. However, in the meantime, they can demolish the residences, construct the infrastructure and provide landscaping.

Commissioner Sweetser asked if there was a center turn lane for Roosevelt Road. Mr. Heniff said that there are existing left turn lanes for Garfield and Highland Avenue – the entrance into the site would be via a shared median area. Commissioner Sweetser asked about access into the site from Highland Avenue noting that it is right-in, right-out access only. She raised a concern that access to and from the site for northbound Highland Avenue traffic may be a problem.

Commissioner Olbrysh commended the petitioner's response to the comments raised by the Commissioners at an earlier workshop on the development proposal. He had concerns about a strip center and the proposed elevations and they have done an admirable job designing the project. He is now pleased with the project and they have met his concerns about the type of buildings that are proposed.

Commissioner Sweetser asked if a tenant for the Phase 2 development does not materialize, how would they proceed. The petitioner's attorney stated that the intent of the developer is to clear the site and landscape the area. However, they want to have on the record that the site is available for development.

Commissioner Burke referenced the TCF Sign on the south elevation. One of the conditions of approval is that they eliminate it on the south side. The tower is all glass – how do they propose to address the south tower element? Mr. Harrell stated that would remain a blank glass window. Commissioner Burke stated that since it is 25 feet high, spandrel glass should be used rather than having a tower light on the south elevation. Mr. Harrell said that they would consider the request and talk with their client (TCF Bank).

Commissioner Sweetser asked if the petitioner was in agreement with the conditions in the report. The petitioner responded yes. Commissioner Sweetser noted that if they add a condition it is binding. Mr. Harrell stated that they still have a few issues with the tower element that they have to work out, but they feel they can come to a resolution.

After due consideration of the petition and testimony presented, the Plan Commission found that the petition complies with the standards required by the Lombard Zoning Ordinance and therefore the Plan commission recommends to the Corporate Authorities **approval** of PC 04-25, subject to the following conditions, as amended:

1. That the petitioner shall develop the site in accordance with the site plans prepared by Woolpert LLC, updated August 5, 2004, the landscape plan, prepared by Arcline Associates, updated July 2, 2004, the building elevations for proposed retail center, prepared by Arcline Associates, updated July 28, 2004, the building elevations for proposed bank, prepared by Griskelis Young Harnell, updated August 9, 2004, submitted as part of this request and as amended by the conditions of approval for the project.
2. That the petitioner shall enter into a first amendment to the annexation agreement for the subject property.

3. That the petitioner's building improvements shall be designed and constructed consistent with Village Code and shall also address the comments included within the IDRC report.
4. That any trash enclosure screening required by Section 155.710 of the Zoning Ordinance shall be constructed of material consistent with the principal building in which the enclosure is located.
5. To ensure that the proposed signage, awnings and building elevations present a favorable appearance to neighboring properties, the property shall be developed and operated as follows:
 - a. That channel lettering shall only be used for the wall signs.
 - b. That consistent with the Sign Ordinance, the awnings shall not include text in conjunction with the wall signage.
 - c. That the tower peak shall be modified in a manner so that the roof element is consistent and/or compatible with the adjacent retail building, as determined by the Director of Community Development.
 - d. That wall signage shall only be located on the north, east and west sides of the proposed tower on the bank building.
 - e. That the watercourse brick at the foundation each of the proposed buildings shall be compatible.
 - f. That the perimeter of the proposed dining area for the retail building shall be fenced, with the design of the fence subject to the approval of the Director of Community Development.
 - g. That all rooftop mechanical equipment shall be screened pursuant to Section 155.221 of the Zoning Ordinance.
6. To minimize parking conflicts on the property and to minimize impacts on adjacent properties, the developer/owner of the property shall allow for cross-access and cross parking between each lot within the proposed development.
7. That the landscape plan and/or the grading plan shall be revised as follows:
 - a. Additional landscape plantings, meeting the transitional landscape yard requirements be provided along the south property line and that the landscaping be installed as part of the Phase 1 improvements.
 - b. The property immediately south of Reilly's Pub shall be graded and seeded until such time that the property is developed.
 - c. A post and rail fence be installed along the north and west side of the property to prevent trespassing, with the final placement of the fencing subject to the Director of Community Development.
 - d. Additional trees shall be placed around the perimeter of the proposed detention pond, consistent with Section 154.508 of the subdivision and Development Ordinance.

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- e. Additional landscape plantings consisting of a shade tree and approved ground cover shall be placed on the landscape island south of the proposed outdoor dining area.
- 8. That the redevelopment of the Reilly's Pub site shall be subject to site plan approval of the Village.
- 9. That opaque, spandrel glass shall be used for the window element on the south tower of the proposed banking facility.

Respectfully,

VILLAGE OF LOMBARD

Donald F. Ryan
Chairperson
Lombard Plan Commission

c Petitioner
Lombard Plan Commission

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