

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: David A. Hulseberg, Village Manager *Dah*

DATE: June 8, 2011 (BOT) Date: June 16, 2011

TITLE: SPA 11-02ph: 85 Yorktown Center

SUBMITTED BY: Department of Community Development *DH*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. The petition requests site plan approval with the following deviations for the subject property located within the B3 Community Shopping District and Yorktown Center Planned Development:

1. A deviation from Section 153.505(B)(19)(a)(2)(a) of the Lombard Sign Ordinance to allow a total of four wall signs where a single wall sign is permitted; and
2. A deviation from Section 153.505(B)(19)(a)(1)(a) of the Lombard Sign Ordinance to allow a total wall sign area of approximately 168.22 square feet. (DISTRICT #3)

The Plan Commission recommended partial approval (2 signs) of this petition with amended conditions. The petitioner is requesting an appeal of the Plan Commission's decision and desires to secure approval of the four signs as originally requested.

Please place this petition on the June 16, 2011 Board of Trustees agenda under Items for Separate Action.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____	Date _____
Finance Director X _____	Date _____
Village Manager X <i>David A. Hulseberg</i>	Date <u>6/8/11</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: David A. Hulseberg, Village Manager

FROM: William Heniff, AICP
Director of Community Development *WH*

DATE: June 16, 2011

SUBJECT: SPA 11-02ph: 85 Yorktown Shopping Center (Chase Bank)

Attached please find the following items for Village Board consideration as part of the June 16, 2011 Village Board meeting:

1. Plan Commission referral letter;
2. Letter from Chase Bank appealing the Plan Commission's partial approval;
3. IDRC report for SPA 11-02ph; and
4. Plans associated with the petition.

The Plan Commission granted approval of two wall signs, where Chase Bank had requested four wall signs. The approval tied four conditions to the approval as noted in the referral letter, including provisions to limit the wall signage to one sign on the south elevation and one sign on the east elevation (per the petitioner's preference as stated at the Plan Commission meeting).

The Plan Commission also added a condition requiring the petitioner to incorporate recommendations from the Village's traffic consultant, as detailed in the staff report. The traffic consultant's recommendations pertain to site access and circulation. Specifically, the recommendations address the number and nature of driveways onto the site as well as internal signage directing customers to those driveways and the drive-through facility. These conditions are in keeping with the petitioner's stated need for the requested relief, as they have stated that the additional wall signs are necessary to ensure safe access to the subject property.

There is a direct nexus between condition #4 (requiring site improvements per the traffic consultant's recommendations) and the requested signage relief in that the petitioner has stated that the additional wall signs are specifically designed to draw additional vehicles onto the site from a variety of different directions, thereby significantly increasing the traffic and introducing additional vehicle turning movements and potential conflicts on both the Yorktown entrance drive off Butterfield and the Yorktown ring road. At the Plan Commission public hearing, Yorktown General Manager Jerry Cohen stated that the requested signage is necessary to

improve safer access and whose presence would assist drivers during key decision-making maneuvers. Timothy Meseck, architect for Chase Bank, stated that Chase is trying to draw customers from the ring road and adjacent properties while also improving safety and more efficient use of the roadways. The site improvements required by condition #4 are intended to reduce vehicle conflict points and provide safe turning movements into and out of the site for those Chase Bank customers who will be attracted to the subject property by the additional signage.

Condition #4 is also consistent with previous outlot developments within Yorktown. Other drive-through uses within Yorktown have worked with staff to make traffic safety improvements. Specifically, both Fifth Third Bank (96 Yorktown Center) and McDonald's (1 Yorktown Center) incorporated access and circulation recommendations from staff and the Village's traffic consultant into the plans that were approved through the Site Plan Approval process.

Chase Bank has appealed the Plan Commission action with the desire to secure approval of the four signs as originally requested (rather than the two signs that were approved), per the provisions of Section 155.504(C) of the Sign Ordinance. The Village Board has the following three options with regard to the appeal:

1. Concur with the Plan Commission's recommendation and approve the Plan Commission's motion (i.e., two wall signs only); subject to the following conditions:
 1. A total of two wall signs shall be allowed, which may be displayed on the south elevation and the east elevation. No wall signs may be displayed on the north or west elevations.
 2. The requested relief pertaining to total wall area is denied.
 3. The petitioner shall develop the site in substantial conformance with the submitted plans prepared listed below and made part of this request, except where modified by the conditions of approval:
 - a. Existing Conditions, Preliminary Site Plan, and Preliminary Grading/Utility Plan, prepared by Gewalt Hamilton and dated March 25, 2011.
 - b. Landscape Plan, prepared by 3D Design Studio and dated April 8, 2011.
 - c. Proposed Elevations, prepared by The Architects Partnership and dated January 26, 2011.
 - d. Photometric Plan, prepared by The Architects Partnership and dated April 11, 2011.
 - e. Signage Plans, prepared by NW Signs and dated February 19, 2011, last revised March 19, 2011.

4. As part of the approval, the petitioner shall also address all comments included within the IDRC Report, including all recommendations and suggestions made by the Village's traffic consultant.
2. Deny the petition in its entirety (which would provide for one wall sign, but no other access drive improvements);
3. Approve additional signage as requested by the petitioner. The Board will have the discretion of adding any conditions of approval, as deemed appropriate.

If you have any questions regarding this petition, please feel free to contact me.



May 27th, 2011

Christopher Stilling
Assistant Director of Community Development
Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148

Via Email: stilling@villageoflombard.org

Re: Chase Bank, 85 Yorktown Shopping Center

Dear Mr. Stilling:

Thank you for your guidance at the Lombard Plan Commission meeting May 16th and your correspondence with our consultants following the meeting. It is greatly appreciated.

We are requesting to appeal the Plan Commission decision and be placed on the June 16th Village Board agenda.

Our rationale for the appeal is the need to have adequate identity and request support for additional signage at this site. Adequate access to the site is also a positive feature for our customers visiting this location. Having both, sufficient wall signage for identity and convenient access will help to guarantee the success of this location for us and our customers in the community.

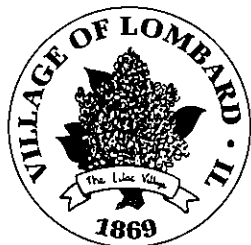
We look forward to seeing you at the Village Board meeting. Thank you again for your added support. Please let anyone from our team know if you have any further questions. I can be reached at my office number 312-325-3373 or my cell at 312-927-4292.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael A. Metzger".

Michael A. Metzger
Chase Retail Real Estate

cc: The Architects Partnership, Tim Meseck via email Meseck@tapchicago.com
Chase Retail Real Estate, Jeff Mechlin via email jeff.mechlin@chase.com
Chase Retail Real Estate, Tina Calhoun via email tina.r.calhoun@jmpchase.com
NW Sign Industries, Sarah Harris via email sharris@nwsignindustries.com



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

June 16, 2011

Village President
William J. Mueller

Village Clerk
Brigitte O'Brien

Trustees

Greg Alan Gron, Dist. 1
Keith T. Giagnorio, Dist. 2
Zachary C. Wilson, Dist. 3
Peter Breen, Dist. 4
Laura A. Fitzpatrick, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
David A. Hulseberg

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses 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."

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

Subject: SPA 11-02ph; 85 Yorktown Shopping Center (Chase Bank)

Dear President and Trustees:

Your Plan Commission transmits for your consideration an appeal of a decision of the Plan Commission regarding the above-referenced petition. The petitioner requests Site Plan Approval with the following deviations for the subject property located within the B3 Community Shopping District and Yorktown Center Planned Development:

1. A deviation from Section 153.505(B)(19)(a)(2)(a) of the Lombard Sign Ordinance to allow a total of four wall signs where a single wall sign is permitted; and
2. A deviation from Section 153.505(B)(19)(a)(1)(a) of the Lombard Sign Ordinance to allow a total wall sign area of approximately 168.22 square feet.

After due notice and as required by law, the Plan Commission conducted a public hearing for this site plan approval petition on May 16, 2011.

Jerry Cohen, General Manager of Yorktown, presented the petition. He stated that the proposed signage is compatible with Yorktown's standards, and it provides a clear indication of the bank's presence. He believes the additional signage is necessary to provide safer access to the bank.

Timothy Meseck, The Architects Partnership, presented the proposed plans and summarized the petition. They are requesting a total of four wall signs because traffic may approach the site from four different directions, and the additional signage will allow for better visibility and efficient use of the roadways.

Chairperson Ryan then opened the meeting for public comment. There was no one present to speak for or against the petition.

Jennifer Henaghan, Senior Planner, presented the staff report. The property at 85 Yorktown Shopping Center is currently improved with the Firestone building.

This building will be demolished and replaced with a new, single-story Chase bank with four drive-through lanes. Both the bank and drive-through are permitted by right under by the Yorktown Planned Development, so no public hearings are required for the construction of the building or the proposed use. However, the petitioner is requesting signage relief to allow four wall signs totaling 168 square feet.

Private Engineering and Public Works had a number of comments that will need to be addressed as part of the building permit process. Planning found that the proposed land use is compatible with the surrounding business uses. However, the Village's traffic consultant reviewed the proposed site plan and made a number of comments and suggestions with regard to site access and circulation. These comments and suggestions are incorporated into the recommended conditions of approval.

The Comprehensive Plan recommends Regional Commercial land uses for the Yorktown Center Planned Development. The proposed bank is consistent with this recommendation. However, the Comprehensive Plan specifically states that signage for outlots should be consistent and coordinated with the overall signage program for the development and complement, rather than compete for, motorists' attention. The degree of the proposed signage relief does not comply with this recommendation. The planned development for the Yorktown Center does not address exterior signage. Therefore, the exterior signage at Yorktown is regulated by the current Zoning and Sign Ordinance. As a planned development, any relief from the Sign Ordinance could be approved by the Plan Commission as part of a site plan approval application.

The petitioner is proposing a freestanding sign along Butterfield Road, which is permitted by right, and a total of four wall signs. The south elevation facing Butterfield would have a 58-square foot channel letter sign, and the other three elevations that face Yorktown internally would each have a 37-square foot channel letter sign. The total area of all four wall signs is approximately 168 square feet, which exceeds the maximum total 160-square foot sign area that would be permitted by right for all wall signs on the property. The property has only one frontage along a public street, which entitles it to a single wall sign.

Although in the past the Village has granted signage deviations for a number of businesses along the ring road, those businesses had unique site considerations that do not apply to the subject property. The proposed building would be located only 80 feet from Butterfield Road, a regional arterial roadway that is traversed by more than 47,000 vehicles per day. Due to its placement on the lot (and within Yorktown Center) that offers high visibility and access to a signalized intersection, the proposed building would effectively function as a sign in and of itself. There are no unique site considerations in this case that would warrant the need for additional signage above and beyond what is already permitted by the Sign Ordinance.

The regulations of the Zoning Ordinance shall not be varied unless findings based on the evidence presented are made in each specific case that affirm each of the seven standards set forth in the Lombard Zoning Ordinance. Staff finds that there is no physical hardship associated with the property. The design and layout of the petitioner's property is typical of many of the B3

Community Shopping District parcels throughout the Village, and the proposed building would be highly visible from the adjacent public right-of-way. The petitioner can meet code and communicate the services and products that are available at the bank by installing alternative signage that is consistent with the Sign Ordinance, including a single 100-square foot wall sign and a freestanding sign of up to 125 square feet.

Staff also finds that the conditions are not unique to the subject property or the B3 Community Shopping District. In further consideration of the overall Yorktown Center planned development, there is nothing unique to this property to warrant the requested relief. In summary, staff recommends that this petition be denied as it has not met the Standards for Variations.

Chairperson Ryan then opened the meeting for discussion among the Commissioners.

Commissioner Burke stated that the request is not out of the ordinary from past approvals. He noted that the signage along Butterfield would not be visible from the interior of Yorktown.

Commissioner Sweetser stated that, since not all traffic would be coming from Butterfield, at least one additional sign would be warranted.

Commissioner Olbrysh stated that something is needed for the interior of the site.

Commissioner Burke asked if the petition could be continued to allow the petitioner to work with staff. Chris Stilling, Assistant Director of Community Development, stated that staff can only support what is allowed by code.

Chairperson Ryan stated that one sign is not appropriate given the precedent that has been set in Yorktown. He suggested that the Plan Commission make a recommendation.

George Wagner stated that if the Plan Commission wants to allow a total of two signs, staff and the petitioner could work out the location of the two signs.

Commissioner Burke asked the petitioner which two wall signs would have the highest priority. Tina Calhoun of Chase Bank indicated that the sign on the west side of the building could be foregone, if necessary.

Commissioner Cooper stated that three signs would be a good middle ground between the request and code.

Commissioner Burke repeated his request for the petitioner to identify the two most important wall signs. Ms. Calhoun stated that, if there were to be only two wall signs, the east elevation and south elevation would be their preference.

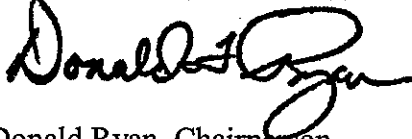
On a motion by Commissioner Olbrysh and a second by Commissioner Sweetser, the Plan Commission voted 5 to 0 to partially approve the requested deviations based on the finding that,

for one additional wall sign, the petitioner had met the required Standards as set forth in the Sign Ordinance and Zoning Ordinance, subject to the following conditions:

1. A total of two wall signs shall be allowed, which may be displayed on the south elevation and the east elevation. No wall signs may be displayed on the north or west elevations.
2. The requested relief pertaining to total wall area is denied.
3. The petitioner shall develop the site in substantial conformance with the submitted plans prepared listed below and made part of this request, except where modified by the conditions of approval:
 - a. Existing Conditions, Preliminary Site Plan, and Preliminary Grading/Utility Plan, prepared by Gewalt Hamilton and dated March 25, 2011.
 - b. Landscape Plan, prepared by 3D Design Studio and dated April 8, 2011.
 - c. Proposed Elevations, prepared by The Architects Partnership and dated January 26, 2011.
 - d. Photometric Plan, prepared by The Architects Partnership and dated April 11, 2011.
 - e. Signage Plans, prepared by NW Signs and dated February 19, 2011, last revised March 19, 2011.
4. As part of the approval, the petitioner shall also address all comments included within the IDRC Report, including all recommendations and suggestions made by the Village's traffic consultant.

Respectfully,

VILLAGE OF LOMBARD



Donald Ryan, Chairperson
Lombard Plan Commission

att-

c. Petitioner
Lombard Plan Commission

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

TO: Lombard Plan Commission

HEARING DATE: May 16, 2011

FROM: Department of Community
Development

PREPARED BY: Jennifer Henaghan, AICP
Senior Planner

TITLE

SPA 11-02ph: 85 Yorktown Shopping Center (Chase Bank): The petitioner requests Site Plan Approval with the following deviations for the subject property located within the B3 Community Shopping District and Yorktown Center Planned Development:

1. A deviation from Section 153.505(B)(19)(a)(2)(a) of the Lombard Sign Ordinance to allow a total of four wall signs where a single wall sign is permitted; and
2. A deviation from Section 153.505(B)(19)(a)(1)(a) of the Lombard Sign Ordinance to allow a total wall sign area of approximately 168.22 square feet.

GENERAL INFORMATION

Petitioner: The Architects Partnership LTD
122 S. Michigan Ave., Ste. 1810
Chicago, IL 60603

Property Owner: Yorktown Holdings, LLC
203 Yorktown
Lombard, IL 60148

Relationship of Petitioner to Property Owner: Architect for lessor

PROPERTY INFORMATION

Existing Zoning: B3PD Community Shopping District – Yorktown Planned Development

Existing Land Use: Freestanding automobile service establishment (Firestone)

Size of Property: Approximately 0.92 acres

Comprehensive Plan: Recommends Regional Commercial

SURROUNDING ZONING AND LAND USE

- North: B3PD Community Shopping District Planned Development; developed as AMC Theatres and Yorktown Center parking
- South: OPD Office District Planned Development; developed as an office building
- East: B3PD Community Shopping District Planned Development; developed as AMC Theatres
- West: B3PD Community Shopping District Planned Development; developed as Yorktown Center entrance drive and parking

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. Existing Conditions, Preliminary Site Plan, and Preliminary Grading/Utility Plan, prepared by Gewalt Hamilton and dated March 25, 2011.
4. Landscape Plan, prepared by 3D Design Studio and dated April 8, 2011.
5. Proposed Elevations, prepared by The Architects Partnership and dated January 26, 2011.
6. Photometric Plan, prepared by The Architects Partnership and dated April 11, 2011.
7. Signage Plans, prepared by NW Signs and dated February 19, 2011, last revised March 19, 2011.

DESCRIPTION

The property at 85 Yorktown Shopping Center is currently improved with the Firestone building. This building will be demolished and replaced with a new, single-story Chase bank with four drive-through lanes. Both the bank and drive-through are permitted by right under by the Yorktown Planned Development, so no public hearings are required for the construction of the building or the proposed use. However, the petitioner is requesting signage relief to allow four wall signs totaling 168 square feet.

INTER-DEPARTMENTAL REVIEW COMMENTS

PRIVATE ENGINEERING & PUBLIC WORKS

The PES Division of Community Development has the following comments on the development associated with the petition:

1. No freestanding signs, parking lot lights (bases), transformers, structures, etc. may be located within a Village easement.
2. A fire hydrant shall be located 25 feet to 75 feet from the Fire Department Connection and located in a Village watermain easement. The hydrant shall be at least 15 feet from any structure.
3. Stormwater BMPs are required for the entire disturbed area and shall be placed in a stormwater BMP easement.
4. A separate domestic tap at the watermain shall be required.

PUBLIC WORKS

The Utilities Division of Public Works does not have comments on the sign relief requested, but offers its comments regarding the overall site development:

1. Construction plans should refer to the most current easements.
2. The existing 6-inch water service may be reused, but a new domestic service will be required.
3. The existing sewer service must be abandoned.
4. If no basement is constructed, the finished floor elevation must be verified relative to the sanitary sewer.

BUILDING DIVISION

The Building Division has no comments at this time. Final comments will be offered as part of the building permit submittal. As with all signage, a separate building permit shall be required for any signage placed upon the building or on the property.

FIRE DEPARTMENT

The Fire Department has no comments at this time. Final comments will be offered as part of the building permit submittal.

PLANNING

Compatibility with the Surrounding Land Uses

The proposed land use is compatible with the surrounding business uses. However, the Village's traffic consultant reviewed the proposed site plan and made a number of comments and suggestions with regard to site access and circulation, as follows:

- The western right-in/right-out access drive onto the main Yorktown Center entrance drive should be restricted to right turns in only. Based on a number of detailed and comprehensive traffic studies at Yorktown, inbound traffic, even though not required to stop at the ring road, experiences significant backups making it very difficult and unsafe for outbound site traffic to exit from the right-in/right-out access drive. For bank

customer traffic desiring to enter the shopping center, there are other alternative driveways which can be utilized.

- It is recommended that the bank consider restricting the northern driveway off the ring road to right turns in and out only. This would simplify traffic operations along the ring road and reduce the number of conflict points within close proximity to the intersection of Fairfield Avenue with the Yorktown Shopping Center ring road. It should be noted that the site has several other connections to the access system which will serve its needs.
- Additional internal signage should be provided directing customers to the various driveways serving the site.
- Drive-through stacking for four vehicles at each window is more than adequate. Studies by KLOA, Inc. at a number of banking facilities has indicated much lower stacking needs.
- The number of parking spaces provided is more than adequate.
- Sign number 6 on the "Sign Location Plan" should be moved further north to provide a better site line to incoming drivers.
- Additional signs directing customers to the drive-through facility may be desired at the other access drives to the site.

Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends Regional Commercial land uses for the Yorktown Center Planned Development. The proposed bank is consistent with this recommendation. However, the Comprehensive Plan specifically states that signage for outlots should be consistent and coordinated with the overall signage program for the development and complement, rather than compete for, motorists' attention. The degree of the proposed signage relief (requesting relief for both number of signs as well as sign area) does not comply with this recommendation.

Compliance with the Zoning Ordinance and the Yorktown Planned Development

The planned development for the Yorktown Center does not address exterior signage. Therefore, the exterior signage at Yorktown is regulated by the current Zoning and Sign Ordinance. As a planned development, any relief from the Sign Ordinance could be approved by the Plan Commission as part of a site plan approval application.

Compatibility with the Sign Ordinance

The petitioner is proposing a freestanding sign along Butterfield Road, which is permitted by right, and a total of four wall signs. The south elevation (facing Butterfield) would have a 58-square foot channel letter sign, and the other three elevations that face Yorktown internally would each have a 37-square foot channel letter sign. The total area of all four wall signs is approximately 168 square feet, which exceeds the maximum total 160-square foot sign area that would be permitted by right for all wall signs on the property. The property has only one frontage along a public street, which entitles it to a single wall sign.

Although in the past the Village has granted signage deviations for a number of businesses along the ring road, those businesses had unique site considerations that do not apply to the subject property. The proposed building would be located only 80 feet from Butterfield Road, a regional arterial roadway that is traversed by more than 47,000 vehicles per day. Due to its placement on the lot (and within Yorktown Center) that offers high visibility and access to a signalized intersection, the proposed building would effectively function as a sign in and of itself. There are no unique site considerations in this case that would warrant the need for additional signage above and beyond what is already permitted by the Sign Ordinance.

Standards for Variations

The regulations of the Zoning Ordinance shall not be varied unless findings based on the evidence presented are made in each specific case that affirm each of the seven standards set forth in Section 100.103 (C) of the Lombard Zoning Ordinance. Staff finds that the following standards have not been affirmed:

(a) 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;

Staff finds that there is no physical hardship associated with the property. The design and layout of the petitioner's property is typical of many of the B3 Community Shopping District parcels throughout the Village, and the proposed building would be highly visible from the adjacent public right-of-way. The petitioner can meet code and communicate the services and products that are available at the bank by installing alternative signage that is consistent with the Sign Ordinance, including a single 100-square foot wall sign and a freestanding sign of up to 125 square feet.

(b) 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;

Staff finds that the conditions are not unique to the subject property or the B3 Community Shopping District. In further consideration of the overall Yorktown Center planned development, there is nothing unique to this property to warrant the requested relief.

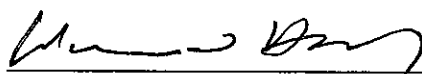
In summary, staff recommends that this petition be denied as it has not met the Standards for Variations.

FINDINGS AND RECOMMENDATIONS

The Inter-Departmental Review Committee has reviewed the standards for variations for the requested signage and finds that the standards for variations have not been met. As such, the Committee recommends that the Plan Commission make the following motion recommending denial of SPA 11-02ph:

Based on the submitted petition, accompanying signage plans and the testimony presented, the proposed signage **does not comply** with the standards established by the Yorktown Shopping Center Planned Development and the Lombard Zoning and Sign Ordinances, and that granting the signage relief does not enhance the planned development and is not 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 **deny** SPA 11-02ph.

Inter-Departmental Review Group Report approved by:



William J. Heniff, AICP
Director of Community Development

c: Petitioner

MEMORANDUM TO: Chris Stilling
Village of Lombard

FROM: Neil S. Kenig, PE
Principal

Javier Millan
Senior Consultant

DATE: May 4, 2011

SUBJECT: Proposed Chase Bank Branch Traffic Evaluation
Lombard, Illinois

This memorandum summarizes the results of an access and internal circulation evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Chase Branch development in Lombard, Illinois. The site is located in the southeast quadrant of the Yorktown shopping center and is currently occupied by the Firestone Complete Auto Care facility.

The plans call for building a 4,264 square-foot facility with four drive-through lanes. Access to the site is proposed to continue to be provided via the existing access drives from the interior circulation roads in Yorktown as well as via cross access to the existing parking lots serving the adjacent land use (movie theater).

The purpose of this study was to evaluate the access and internal circulation of the site plan.

Access Evaluation

The facility's site plan proposes to utilize the existing access system of the current Firestone site. Below is a discussion of each access drive

Right-In/Right-Out Access Drive off Fairfield Avenue

This drive access drive is located approximately 200 feet from Butterfield Road and, more importantly, only 70 feet from the intersection of Fairfield Avenue with the Yorktown Shopping Center ring road. The right in is important in that it quickly and efficiently serves inbound customer traffic destined to the bank. Based on a number of detailed and comprehensive traffic studies at Yorktown, inbound traffic, even though not required to stop at the ring road, experiences significant backups making it very difficult and unsafe for outbound site traffic to exit from the right-in/right-out access drive. For bank customer traffic desiring to enter the shopping center, there are other alternative driveways which can be utilized. As such, it is recommended that this driveway be restricted to right turns in only.

Access Drive off Yorktown Shopping Center Ring Road

This full access driveway is located approximately 70-80 feet from the stop bar for southwest traffic on the Yorktown Shopping Center ring road at its intersection with Fairfield Avenue. Our previous studies and analyses of traffic at this location indicate significant backups in traffic trying to exit the center as well as high volumes and speeding along this section of the inbound ring road. As such and from a safety standpoint, it is recommended that the bank consider restricting this driveway to right turns in and out only. This would simplify traffic operations along the ring road and reduce the number of conflict points within close proximity to the intersection of Fairfield Avenue with the Yorktown Shopping Center ring road.

It should be noted that the site has several other connections to the access system which will serve its needs. Below is a list of the other available connections.

1. Driveway to the ring road which also serves the movie theater complex. This driveway is approximately 80-90 feet further north of the previously described drive.
2. Access drive further north to the ring road. This intersection is four way stop sign controlled and provides a much safer environment for access within the center.
3. Access to/from Butterfield Road. Just east of the bank site there is a driveway on Butterfield Road allowing right turns in and out to the center as well as the bank site and movie theater.

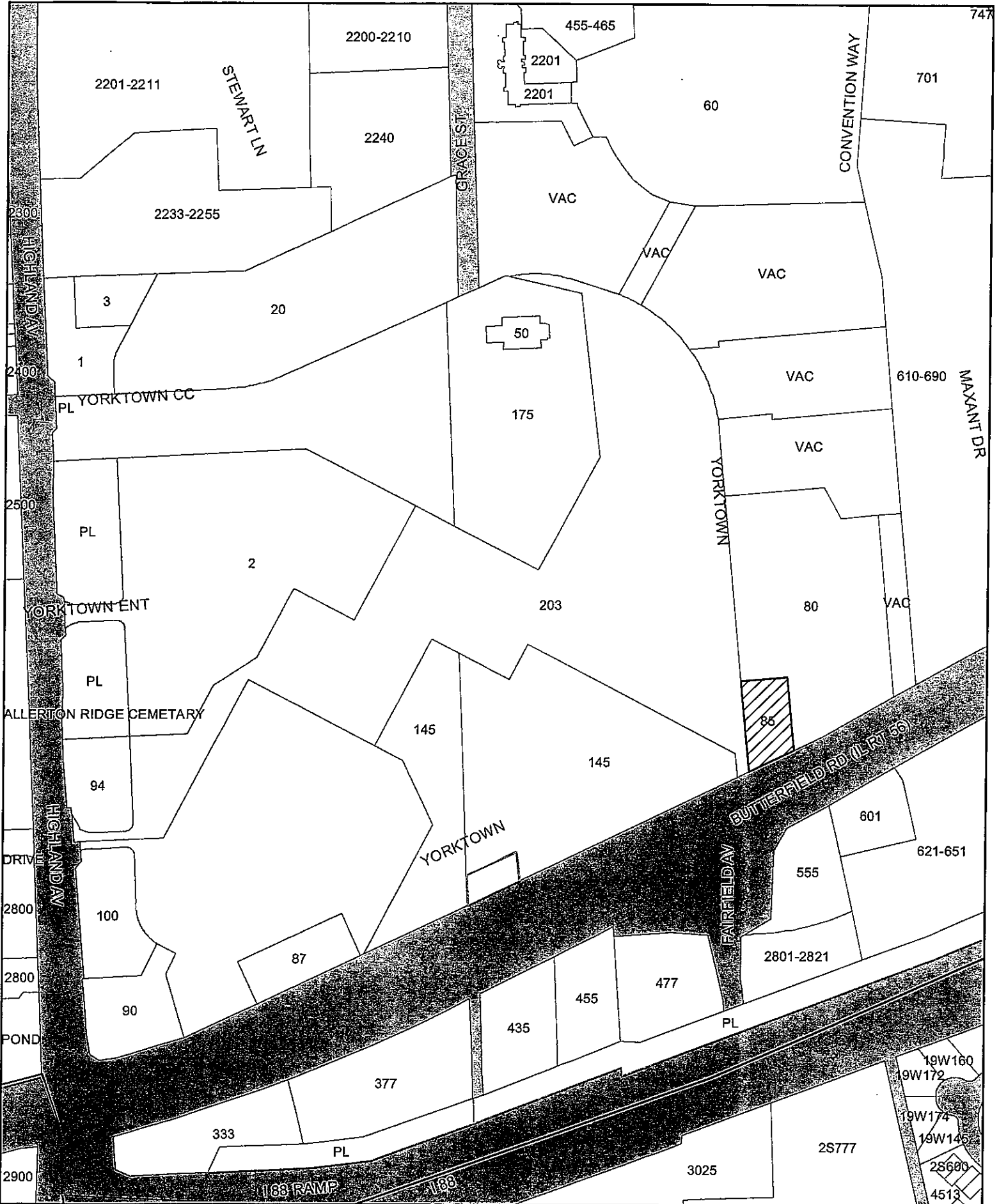
Site Circulation Evaluation

Based on a review of the proposed layout and drive-through circulation, we offer the following.

- Circulation within the site is fairly well defined.
- Based on the recommended changes in site access, additional internal signage should be provided directing customers to the various driveways serving the site.
- Drive-through stacking for four vehicles at each window is more than adequate. Studies by KLOA, Inc. at a number of banking facilities has indicated much lower stacking needs.
- The number of parking spaces provided is more than adequate.
- Sign number 6 on the "Sign Location Plan" should be moved further north to provide a better site line to incoming drivers.
- Additional signs directing customers to the drive-through facility may be desired at the other access drives to the site.

Location Map

85 Yorktown Center



April 11th, 2011

Jennifer Henaghan, AICP
Senior Planner
Village of Lombard
255 E. Wilson Ave
Lombard, IL 60148
(630) 620-3084 (phone)
(630) 629-2374 (fax)

Re: Chase Bank – Standards for Variations

Dear Ms. Henaghan,

I am submitting written responses to the Standards for Variations relating to the new Chase Banking Center's proposed Signage Variations. Please review the following and let me know if our responses will meet the requirements of the Village, or if there are additional comments:

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.

Response: The requested sign variations are a result of the unique layout and location of the proposed banking center outlot. Traffic can arrive to the site from all 4 directions and the additional wall signs will create a more efficient traffic pattern for all users. The users will be able to better utilize the most direct route once they obtain a visual of the banking center, thereby lessening traffic on the adjacent streets and access roads. The additional wall signs will also allow for a better turning condition for users coming to the site from Westbound Butterfield Road by providing more response time due to the high rate of speed and multiple lanes of traffic on the roadway.

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.

Response: The layout of this particular outlot allows potential users to access the site from all 4 directions rather than from one primary roadway or access drive.

3. The purpose of the variation is not based primarily upon a desire to increase financial gain.

Response: The purpose of the variation is to increase the safety and efficiency of all vehicular traffic accessing the shopping center.

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.

Response: The hardship to this particular site has been caused by the unique layout of the current lot and of the adjacent roadways and access points.

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.

Response: The granting of the variation will not be detrimental to the neighborhood as it is a commercial neighborhood located along a busy roadway. The requested wall signs are consistent with other users in the area and the quantity of wall signs is required due to the unique positioning of the outlot.

6. The granting of the variation will not alter the essential character of the neighborhood; and,

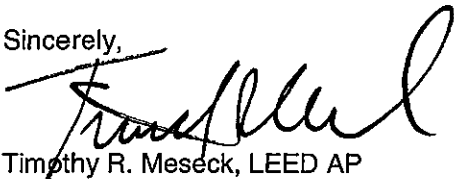
Response: The adjacent users are commercial in nature and the granting of the variation will not alter the commercial character of the neighborhood.

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.

Response: The proposed variation will not impair light and air, increase congestion, increase danger of fire, impair drainage, endanger the public or diminish property values. In fact, we believe the opposite to be true. The additional wall signage will allow more efficient and direct traffic to the proposed banking center by allowing possible "passby" users to locate the banking center prior to traversing onto the major access drive or roadways thus reducing the traffic burden and providing additional safety to users of those roadways.

Please forward any comments regarding this written response to my attention.

Sincerely,



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