

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

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

PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: August 28, 2007

(BOT) Date: September 6, 2007

TITLE: PC 07-27: 601-651 E. Butterfield Road

SUBMITTED BY: Department of Community Development *dash*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. The petition is requesting that the Village take the following actions located within the OPD Office Planned Development District:

1. Pursuant to Section 155.504(A) (major changes in a planned development) and Section 155.511 (Site Plan Approvals for planned developments) of the Lombard Zoning Ordinance, amend the conditional use for Lombard/Yorktown Office Center Planned Development, as established by Ordinance 2273, to allow for the construction of a sit-down restaurant on the subject property;
2. Grant the following conditional uses from the Zoning Ordinance:
 - a. A conditional use, per Section 155.411 (C) (14), for a sit-down restaurant establishment;
 - b. A conditional use, per Section 155.411 (C) (10), for outdoor dining associated with a restaurant establishment;
 - c. A conditional use, per Section 155.411 (C) (9), for off-site parking.
3. Grant a variation 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; and
4. Grant a deviation from Section 153.505 (B)(12)(b) of the Sign Ordinance to allow for more than one wall sign per street frontage.

(DISTRICT #3)

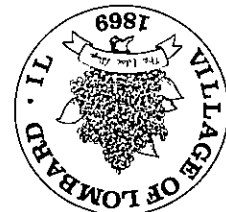
The Plan Commission recommended approval of this petition with amended conditions.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____	Date _____
Finance Director X _____	Date _____
Village Manager X _____	Date _____

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 *dh*
Assistant Village Manager/Director of Community Development

DATE: September 6, 2007

SUBJECT: PC 07-27: 601-651 E. Butterfield Road

Attached are the following items for Village Board consideration as part of the September 6, 2007 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 07-27;
3. An Ordinance granting approval of a conditional use for a planned development amendment with deviations, variations and companion conditional uses, subject to conditions.
4. Plans associated with the petition.

Please contact me if you have any questions regarding the aforementioned materials.



VILLAGE OF LOMBARD
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September 6, 2007

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

Subject: PC 07-27: 601-651 E. Butterfield Road

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioners request that the Village take the following actions on the subject property located within the OPD Office Planned Development District:

1. Pursuant to Section 155.504(A) (major changes in a planned development) and Section 155.511 (Site Plan Approvals for planned developments) of the Lombard Zoning Ordinance, amend the conditional use for Lombard/Yorktown Office Center Planned Development, as established by Ordinance 2273, to allow for the construction of a sit-down restaurant on the subject property;
2. Grant the following conditional uses from the Zoning Ordinance:
 - a. A conditional use, per Section 155.411 (C) (14), for a sit-down restaurant establishment;
 - b. A conditional use, per Section 155.411 (C) (10), for outdoor dining associated with a restaurant establishment;
 - c. A conditional use, per Section 155.411 (C) (9), for off-site parking.
3. Grant a variation 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; and
4. Grant a deviation from Section 153.505 (B)(12)(b) of the Sign Ordinance to allow for more than one wall sign per street frontage.

"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."

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
John L. Moreau, Dist. 4
Dana A. Fitzpatrick, Dist. 5
Rick Soderstrom, Dist. 6
Village Manager
William T. Lichter

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition August 20, 2007.

Bridget O'Keefe, Michael Best & Friedrich, 180 N. Stetson, Chicago, and attorney for the property owner, presented the petition. She began with a brief overview of the site. She stated that the formal address for the property is 601-651 E. Butterfield Road and the property was annexed in 1979 and subsequently rezoned to OPD Office Planned Development. She noted that the current uses within the planned development include TGI Friday's restaurant and two office buildings. She also mentioned that parking for the planned development is provided on site and within the Nicor right-of-way located at the rear of the subject property. She noted that there are two petitions filed for the subject property. She stated that the property owner is seeking a conditional use to amend the existing planned development to improve the site and allow for expansion, off-site parking, and stormwater detention. She stated that the second petition filed by the tenant, requests a conditional uses for a restaurant and outdoor dining and a variation to allow more than one wall sign per street frontage.

Brad Prischman, V3 Companies of Illinois, 7325 James Avenue, Woodridge, site civil engineer for the project, presented the landscape plan. He stated the existing trees along the eastern property line will remain and five foot (5') landscape buffers will be provided along the northern and eastern property lines. He noted that the petitioner is seeking a variation to exclude the five foot (5') landscape buffers along the western and southern property lines to allow for shared parking and cross access. He mentioned that four different types of trees were incorporated into the landscape plan to add variety. He noted that the area between White Chocolate Grill restaurant and the remaining two office buildings would be temporarily seeded. Mr. Prischman stated that the existing TGI Friday's restaurant is under-parked. He mentioned code requires 125 parking spaces but the White Chocolate Grill restaurant will be providing 166 spaces. This will result in additional parking and will help alleviate the parking deficit at the TGI Friday's. In discussing the infrastructure on the site, he stated that the watermain will be removed and replaced with a new watermain loop. He noted that the existing sanitary line will continue to function and serve the property. He mentioned that underground storm water detention would be provided and 30' easements over the detention vault would be granted to the Village. He stated that there is currently no detention provided on site. He noted that only a 2 year storm water detention is required, but detention will be provided for 10 year.

Henry Klover, architect for the project, discussed the building design and passed around a materials board. He noted that this will be the third White Chocolate Grill. He gave an overview of the interior, noting some of the design features such as backlit glass bottle wall, wood paneling, and raised seating. He stated that White Chocolate is intended to be an upscale and high-end restaurant. He mentioned that the exteriors on the three White Chocolate Grills have all been different. He showed the various elevations and the materials used, noting elements such as the sandstone panels around the patio area, the linear gas burning fireplace, the tall entryway, the planters surrounding the entryway, and the copper chimney. He referenced the floor plans and explained how the exterior elements correlate with the interior layout. Mr. Klover mentioned staff's comments regarding additional masonry on the elevations. He stated that they are willing

to incorporate some additional masonry, but they don't want to lose the effect they are trying to achieve with the stucco behind the accent panels. He explained that the accent panels will play off of light and shadow as they will create shadows during the day and will be uplit at night. He noted that using brick behind the accent panels will not have the same effect because brick has its own texture and relief.

Bridget O'Keefe reviewed the standards for variations. She stated that the White Chocolate Grill restaurant will enhance the area and will not be detrimental to the surrounding properties. She mentioned that the site is attractively designed and landscaped. She noted that restaurants are a needed amenity for office uses, and the outdoor dining area will not have any adverse affect because there aren't any residential uses in the vicinity. She stated that all stormwater detention will comply with code. She noted that with multiple points of access, traffic will be minimized. She mentioned that a sign variation is warranted due to the site location in proximity to Butterfield Road. She noted that the site is set further back from the road and the vehicles on Butterfield Road travel at greater speeds. She stated that one sign would be difficult to see and additional signs which can be seen from other angles would enhance the visibility of the restaurant.

Commissioner O'Brish asked about the significance of the name. Mr. Klover explained that the restaurant owner previously started a restaurant chain in Canada and sold it off to start another restaurant concept. Mr. Klover said that restaurant owners wanted a name that struck a cord, and since they have signature desserts all made with white chocolate, they felt that it would be an interesting name that would get people's attention.

Commissioner O'Brish stated that he does not have a problem with the signage relief. He noted that it is a destination point and it is not the easiest place to get to. He stated that any signage relief that they can grant would help.

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

Chairperson Ryan then requested the staff report.

Michelle Velazquez, Planner I, presented the staff report which is submitted to the public record. She noted that the subject property includes three parcels which were annexed into the Village of Lombard in 1979 and subsequently rezoned to the O Office District with a conditional use for a planned development. She stated that the development originally included a freestanding sit-down restaurant (TGI Friday's) on the northwestern parcel, off-site parking on the southern parcel and five (5) one-story office buildings on the largest parcel. She noted that the property owner demolished three of the office buildings in 2006 with the intention of redeveloping the northern portion of the subject property.

Mrs. Velazquez explained the zoning actions associated with the petition and noted that the existing TGI Friday's restaurant and two remaining offices buildings will remain in the planned

development for the interim. She mentioned that the property owner has indicated that they intend to demolish the remaining office buildings and redevelop the southern portion of the property at some time in the future. She noted that any future redevelopment on the southern portion of the property will be subject to a separate petition.

Mrs. Velazquez noted that compatibility with the proposed use is consistent with the recommendation of the Comprehensive Plan. She stated that the proposed sit-down restaurant use is compatible and complementary to the surrounding land uses. She mentioned that there is an existing restaurant located immediately west of the proposed White Chocolate restaurant, and to the north of the subject property there are several restaurant uses within the Yorktown Shopping Center. She stated that staff supports the conditional use for the restaurant as such uses are considered complementary to the numerous office uses within the corridor. She stated that the proposed outdoor dining area is approximately 688 square feet in area and is located on the west side of the building. She noted that staff supports the conditional use for the outdoor dining area as the abutting land uses are non-residential in nature and would not be negatively affected by the outdoor dining.

Mrs. Velazquez discussed the conditional use for off-site parking. She stated that the original planned development approval included one acre of the NiCor property adjacent to Interstate 88. She noted that the property owner is in a long term lease with NiCor to use this property exclusively for parking purposes. She mentioned that the property owner is not proposing any changes to the off-site parking area. She stated that the petitioner is also proposing to establish a separate assessment division for the proposed restaurant pad site resulting in some of the associated parking for the restaurant to be on an adjacent tract of land within the existing planned development. She noted that the original planned development ordinance did not specify any relief for the off-site parking, and therefore, the property owner is requesting the conditional use at this time to meet the office parking and restaurant requirements.

Mrs. Velazquez reviewed the landscape plan. She noted that the proposed landscape improvements include interior parking lot landscaping islands for the parking area associated with White Chocolate restaurant. She stated that five-foot (5') perimeter parking lot landscaping will be provided along the north and east property line, but the petitioners are seeking a variation from the required five foot (5') perimeter parking lot landscaping along the west and south sides of the White Chocolate parking lot to allow for shared cross-access and parking with the TGI Friday's restaurant and two remaining office buildings. She mentioned that staff supports this relief as it would provide for a more unified development and would enhance traffic circulation within the planned development. She stated that the property owner is also proposing to seed the area of the subject property between the White Chocolate parking lot and the east office building until at which time the southern portion of the property is redeveloped.

Mrs. Velazquez noted that the only parking lot improvements being proposed are on the vacant portion of the subject property in conjunction with the proposed White Chocolate restaurant. She stated that the new parking spaces will be integrated into the existing parking areas for TGI Fridays and the office buildings. She mentioned that the parking standard for the proposed

restaurant is 17 spaces per 1,000 square feet of gross floor area. She stated that there will be a surplus parking, as 166 parking spaces will be provided when only 125 spaces are required. She noted that staff reviewed the entire planned development in terms of compliance with the current parking standards. She stated that the existing TGI Fridays does not meet the current applicable parking requirement, but because the two remaining office buildings and the proposed White Chocolate restaurant will have surplus parking, the planned development exceeds the parking requirements.

Mrs. Velazquez stated that the petitioners are not proposing any changes to the existing access drives in the planned development at this time. She noted that there are two access drives on to a frontage road which connects to Butterfield Road via Fairfield Avenue – approximately 420 feet west of the TGI Friday's property. She mentioned that the access drive on the western side of the subject property provides access to TGI Friday's parking lot, and the second access drive to the Frontage Road was intended to service the office buildings. She noted that the Frontage Road terminates approximately 260' east of the western property line for the planned development, but there is an additional access drive on the far west side of the property that provides access directly onto Butterfield. She stated that staff is currently in preliminary discussions with the Illinois Department of Transportation (IDOT) regarding the future intentions of the Frontage Road to determine if the Frontage Road is necessary at this location. She mentioned that staff has suggested that the Frontage Road be removed and a new entrance be established into the planned development from the west – through the office uses. Moreover, to enhance traffic circulation in the area, staff also recommends as a condition of approval that upon a request by the Village, the petitioner shall provide for a cross access easement between the subject properties and abutting properties.

Mrs. Velazquez noted that White Chocolate Grill is proposing three reverse channel letter wall signs including sixty (60) square foot wall signs on the north and west elevations and a thirty-eight (38) square foot wall sign on the east elevation. She stated that the Sign Ordinance only allows one wall sign per street frontage in the O Office District. She mentioned that the petitioner is keeping the wall signage in compliance with the maximum 100 square feet of area for individual wall signs. She stated that staff has typically supported deviations for additional wall signs within a unified development with shared cross-access and parking. Additionally, the Village approved wall signage relief for the adjacent TGI Friday's sit-down restaurant, given the unique location and access constraints into the planned development

Mrs. Velazquez gave an overview of the building elevations and materials. She stated that staff finds the elevations to be acceptable overall, but suggests that additional masonry be incorporated into the final design for the restaurant. She noted that the Plan Commission has frequently asked for additional masonry in lieu of stucco, dryvit, EIFS and other comparable materials. She mentioned that staff finds that the accent bands that are shown with the stucco on the building elevations help break up the building mass, and therefore, staff suggests adding masonry and incorporating similar accent banding. She stated that the brick colors shown on the submitted building elevations may be used for this purpose.

Chairperson Ryan opened the meeting for comments from the Plan Commission.

Commissioner Sweetser noted that the restaurant will be a great addition to Lombard. She asked how condition 4 should be addressed in light of the architect's comments about maintaining some stucco to enhance the design.

William Heniff, Senior Planner, mentioned that the petitioner said they would be willing to work with staff. He stated that condition 4 can be worded so as to give staff directive to work with the petitioner to reach a compromise. Mr. Klover mentioned that the restaurant owner would allow them to incorporate some more brick as long as some of the accent panel elements are not lost. He noted that the restaurant owner isn't a big fan of brick and they don't want to add brick just for the sake of adding more brick. He referenced areas on the elevation where more masonry could be added without affecting the overall design concept.

Commissioner Nelson asked where the other two restaurants are. Mr. Klover stated that the two other restaurants are in Naperville and Scottsdale.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed conditional uses and variations does comply with the standards of the Lombard Zoning and Sign Ordinances and that the planned development amendment is in the public interest. Therefore, the Plan Commission, by a roll call vote of 5-0, recommended to the Corporate Authorities **approval** of the petition associated with PC 07-27 subject to the following conditions:

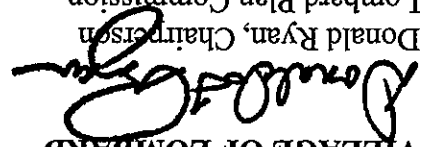
1. The petitioner shall develop the site and building in accordance with the following plans submitted as part of this request, except as modified by the conditions of approval:
 - i. Layout and Paving Plan, prepared by V3 Companies and dated June 22, 2007.
 - ii. Parking Lot Landscaping Plan, prepared by V3 Companies and dated July 16, 2007;
 - iii. Foundation Landscaping Plan, prepared by H.C. Klover Architect
 - iv. Building Elevations, prepared by H.C. Klover Architect and dated July 13, 2007.
2. The petitioner's building improvements shall be designed and constructed consistent with Village Code and shall also address the comments included within the IDRRC report.
3. Upon a request by the Village, the petitioner shall provide for a cross access easement between the subject properties and abutting properties.

August 20, 2007
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4. Prior to consideration by the Village Board, the petitioner shall submit modified building elevations that substitute masonry for the buff colored stucco.

Respectfully,

VILLAGE OF LOMBARD



Donald Ryan, Chairman
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission

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

TO: Lombard Plan Commission

FROM: Department of
Community Development
PREPARED BY: Michelle Velazquez, AICP
Planner I

TITLE

PC 07-27; 601-651 E. Butterfield Road: The petitioners request that the Village take the following actions on the subject property located within the OPD Office Planned Development District:

1. Pursuant to Section 155.504(A) (major changes in a planned development) and Section 155.511 (Site Plan Approvals for planned developments) of the Lombard Zoning Ordinance, amend the conditional use for Lombard/Yorktown Office Center Planned Development, as established by Ordinance 2273, to allow for the construction of a sit-down restaurant on the subject property;

2. Grant the following conditional uses from the Zoning Ordinance:
a. A conditional use, per Section 155.411 (C) (14), for a sit-down restaurant establishment;
b. A conditional use, per Section 155.411 (C) (10), for outdoor dining associated with a restaurant establishment;
c. A conditional use, per Section 155.411 (C) (9), for off-site parking.

3. Grant a variation 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; and

4. Grant a deviation from Section 153.505 (B)(12)(b) of the Sign Ordinance to allow for more than one wall sign per street frontage.

GENERAL INFORMATION

Petitioners:

White Chocolate Grill
Henry Klover, Agent/Architect
10955 Lowell
Overland Park, KS 66210

Bridget O'Keefe
Michael Best & Friedrich
400 N. Michigan Avenue
Chicago, IL 60611

Relationship of Petitioners: Tenant & Attorney for property owner
611 Butterfield Road, LLC
400 N. Michigan Avenue
Chicago, IL 60611

PROPERTY INFORMATION

Existing Zoning: OPD Office Planned Development
Existing Land Uses: Sit-down restaurant, two office buildings, and vacant property
Size of Property: Approximately 7.519 Acres
Comprehensive Plan: Office
Surrounding Zoning and Land Use:

North: B3PD Community Commercial Planned Development District;
developed as Yorktown Mall.
South: Illinois State Toll Highway Authority right-of-way; developed as
Interstate 88.
East: OPD Office Planned Development; developed as Embassy Suites.
West: O Office District; developed as office buildings and a financial
institution.

ANALYSIS

SUBMITTALS

This report is based on the following documents which were filed with the Department of
Community Development on July 13, 2007:

1. Petition for Public Hearing with Response to Standards.

2. ALTA/ACSM Land Title Survey, prepared by Jacob & Hefner Associates and dated April 7, 2003.

2. Layout and Paving Plan, prepared by V3 Companies and dated June 22, 2007.

3. Parking Lot Landscaping Plan, prepared by V3 Companies and dated July 16, 2007.

4. Foundation Landscaping Plan, prepared by H.C. Klover Architect and dated July 13, 2007.

5. Building Elevations, prepared by H.C. Klover Architect and dated July 13, 2007.

DESCRIPTION

The subject property includes three parcels which were annexed into the Village of Lombard in 1979 and subsequently rezoned to the O Office District with a conditional use for a planned development. The development included a freestanding sit-down restaurant (TGI Friday's) on the northwestern parcel, off-site parking on the southern parcel and five (5) one-story office buildings on the largest parcel. With the intention of redeveloping the northern portion of the subject property, the property owner demolished three of the office buildings in 2006.

The petitioners are seeking approval of a number of zoning actions in order to allow a sit-down restaurant with an outdoor dining component to be developed on the property. The existing TGI Friday's restaurant and two remaining offices buildings will remain in the planned development for the interim. The property owner has indicated that they intend to demolish the remaining office buildings and redevelop the southern portion of the property at some time in the future. Any future redevelopment on the southern portion of the property will be subject to a separate petition.

The subject property includes one acre of the NICor right-of-way adjacent to Interstate 88. This tract of land was part of the original planned development and has been used exclusively for parking. The original planned development ordinance did not specify any relief for the off-site parking. The petitioner is also proposing to establish a separate assessment division (for tax purposes) for the proposed restaurant pad site. The associated parking for the restaurant would be on an adjacent tract of land within the existing planned development. To address this issue, the property owner is requesting the conditional use at this time to continue using the NICor property for parking purposes.

In addition, the petitioners are also requesting a variation from the Sign Ordinance to allow for three wall signs, when only one is permitted by right.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

The Private Engineering Division has the following comments on the above petition:

- 1) All water main that serves fire hydrants, water services and fire suppression services shall be looped and dedicated to the Village in a 30' easement. No free standing signs or light pole base are permitted within the easement.
- 2) Easements over the stormwater detention facilities are required for any part that detains stormwater, up to and including the restrictor and water quality units.
- 3) As the sanitary main serves more than one building it shall be dedicated to the Village in a 30' easement.
- 4) The water main shall be stubbed so as to provide a future connection point for 601 E. Butterfield Rd.
- 5) Additional comments on the site plan have been provided to the petitioner's engineer.

PUBLIC WORKS

The Public Works Department has no comments at this time.

BUILDING AND FIRE

The Fire Department/Bureau of Inspectional Services has reviewed the petition and has no comments at this time.

PLANNING

Compatibility with the Comprehensive Plan
The Comprehensive Plan recommends Office at this location. Restaurants are generally compatible with office uses and are listed as a conditional use in the O Office District. The proposed use is consistent with the recommendation of the Comprehensive Plan.

Compatibility with Surrounding Land Uses

Within the planned development there is an existing restaurant located immediately west of the proposed White Chocolate restaurant. Further to the west are an office building and a financial institution. To the north of the subject property there are several restaurant uses within the Yorktown Shopping Center. Immediately east of the subject property is the Embassy Suites hotel. Staff notes that the proposed sit-down restaurant land use is compatible with and complementary to the surrounding land uses.

Compliance with the Zoning Ordinance

Conditional Use-Sit-Down Restaurant

Sit-down restaurants require conditional use approval in the Office District. The Butterfield Road corridor is already improved with a number of restaurant type uses within the O District, including the Carlisle banquet hall, Taylor Brewing, Benihana, Magnum's, and TGI Friday's. Such uses are considered complementary to the numerous office uses within the corridor.

Conditional Use – Outdoor Dining Area

The petitioner's proposal includes a 688 square foot outdoor dining area located on the west side of the building. This area is intended to provide outdoor dining in the same manner as many other established sit-down restaurants that currently operate in the community. This area will be screened with sandstone panels on a painted metal frame. The Zoning Ordinance was amended in 2005 (PC 05-34) to list outdoor dining as a conditional use in the O Office District. As the abutting land uses to the outdoor area are non-residential in nature, these uses would not be negatively affected by the outdoor dining.

Conditional Use – Off-site Parking Spaces

The original planned development approval included one acre of the NiCor property adjacent to Interstate 88. The property owner is in a long term lease with NiCor to use this property exclusively for parking purposes. The property owner is not proposing any changes to the off-site parking area. This tract of land is improved with an asphalt parking lot and has been used exclusively for parking purposes. The petitioner is also proposing to establish a separate assessment division for the proposed restaurant pad site. The associated parking for the restaurant would be on an adjacent tract of land within the existing planned development. The original planned development ordinance did not specify any relief for the off-site parking. Therefore, the property owner is requesting the conditional use at this time to meet the office parking and restaurant requirements.

Landscaping

The proposed landscape improvements include interior parking lot landscaping islands for the parking area associated with White Chocolate Restaurant. Five-foot (5') perimeter parking lot landscaping will be provided along the north and east property line. The petitioners are seeking a variation from the required five foot (5') perimeter parking lot landscaping along the west and

south sides of the White Chocolate parking lot to allow for shared cross-access and parking with the TGI Friday's restaurant and two remaining office buildings. Staff supports this relief as it would provide for a more unified development and would enhance traffic circulation within the planned development.

This petitioner has submitted a companion landscape plan. In addition to the plan, six additional parkway trees will be required along the Frontage Road. The property owner is also proposing to seed the area of the subject property between the White Chocolate parking lot and the east office building until at which time the southern portion of the property is redeveloped.

Parking Requirements

The only parking lot improvements being proposed are on the vacant portion of the subject property in conjunction with the proposed White Chocolate restaurant. The new parking spaces will be intergraded into the existing parking areas for TGI Fridays and the office buildings. The proposed restaurant is approximately 6,670 square feet with an additional 680 square feet of outdoor dining area. Because the total area exceeds 7,000 square feet, the restaurant is subject to a parking standard of 17 spaces per 1,000 square feet of gross floor area. The proposed restaurant will have surplus parking, as 166 parking spaces will be provided when only 125 spaces are required.

Staff has also reviewed the entire planned development in terms of compliance with the current parking standards. The existing TGI Fridays only has 94 parking spaces and does not meet the current applicable parking standard of 18.5 spaces per 1,000 square feet of gross floor area. The parking is considered legal non-conforming as the applicable standard at the time the restaurant was built was only 10 spaces per 1,000 square feet of gross floor area. The table below outlines the parking requirements for each use within the planned development. Because the two remaining office buildings and the proposed White Chocolate restaurant will have surplus parking, the planned development exceeds the parking requirements.

Gross Floor Area (s.f.)	Parking Standard	# of spaces required	# of spaces provided
White Chocolate	7,358	17 spaces/1,000 s.f.	125
Grill			166
TGI Fridays	9,100	18.5 spaces/1,000 s.f.	168
Office Building East	22,704	4 spaces/1,000 s.f.	91
Office Building West	22,718	4 spaces/1,000 s.f.	91
TOTAL	-	-	475
			553

Access

The petitioners are not proposing any changes to the existing access drives in the planned development at this time. There are two access drives on to a frontage road which connects to Butterfield Road via Fairfield Avenue – approximately 420 feet west of the TGI Friday's property. The access drive on the western side of the subject property provides access to TGI Friday's parking lot. The second access drive to the Frontage Road is located another 225' to the east and was intended to service the office buildings. The Frontage Road terminates approximately 260' east of the western property line for the planned development. There is an additional access drive on the far west side of the property that provides access directly onto Butterfield.

Staff is currently in preliminary discussions with the Illinois Department of Transportation (IDOT) regarding the future intentions of the Frontage Road. Specifically, staff is working with IDOT to determine if the Frontage Road is necessary at this location. Staff has suggested to IDOT the Frontage Road be removed and a new entrance be established into the planned development from the west – through the office uses. Moreover, to enhance traffic circulation in the area, staff also recommends as a condition of approval that upon a request by the Village, the petitioner shall provide for a cross access easement between the subject properties and abutting properties.

Sign Ordinance Relief

White Chocolate Grill is proposing three reverse channel letter wall signs including sixty (60) square foot wall signs on the north and west elevations and a thirty-eight (38) square foot wall sign on the east elevation. The Sign Ordinance only allows one wall sign per street frontage in the O Office District. The petitioner is keeping the wall signage in compliance with the maximum 100 square feet of area for individual wall signs.

Staff has typically supported deviations for additional wall signs within a unified development with shared cross-access and parking. Additionally, the Village approved wall signage relief for the adjacent TGI Friday's sit-down restaurant, given the unique location and access constraints into the planned development.

Architectural Elements

The petitioner has submitted elevation drawings for the proposed restaurant. The proposed design includes a variety of materials. The entryway is constructed of glass with bronze aluminum framing. The other exterior walls are primarily buff colored stucco with accent bands. Masonry elements include a bronze brick watercourse around the perimeter of the building and a travertine stone is used for an accent wall.

Staff finds the elevations to be acceptable overall, but suggests that additional masonry be incorporated into the final design for the restaurant. The Plan Commission has frequently asked

for additional masonry in lieu of stucco, dryvit, EIFS and other comparable materials. Staff finds that the accent bands that are shown with the stucco on the building elevations help break up the building mass. Therefore, staff suggests that added masonry incorporate similar accent banding. The brick colors shown on the submitted building elevations may be used for this purpose.

FINDINGS AND RECOMMENDATIONS

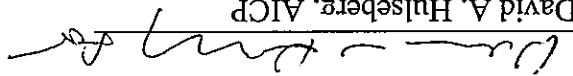
Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it will meet the standards for conditional uses and variations and that the planned development amendment is in the public interest, subject to the conditions of approval. As such, the IDRC recommends 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 that granting the planned development amendment and companion is in the public interest consistent with the previously approved planned development; 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 I recommend to the Corporate Authorities **approval** of PC 07-27, subject to the following conditions:

1. The petitioner shall develop the site and building in accordance with the following plans submitted as part of this request, except as modified by the Village Board:
 - a) Layout and Paving Plan, prepared by V3 Companies and dated June 22, 2007.
 - b) Parking Lot Landscaping Plan, prepared by V3 Companies and dated July 16, 2007;
 - c) Foundation Landscaping Plan, prepared by H.C. Klover Architect
 - d) Building Elevations, prepared by H.C. Klover Architect and dated July 13, 2007.
2. 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.
3. Upon a request by the Village, the petitioner shall provide for a cross access easement between the subject properties and abutting properties.

4. Prior to consideration by the Village Board, the petitioner shall submit modified building elevations that substitute masonry for the buff colored stucco.

Inter-Departmental Review Group Report Approved By:



David A. Hulseberg, AICP

Assistant Village Manager/Director of Community Development

DAH:MV

att

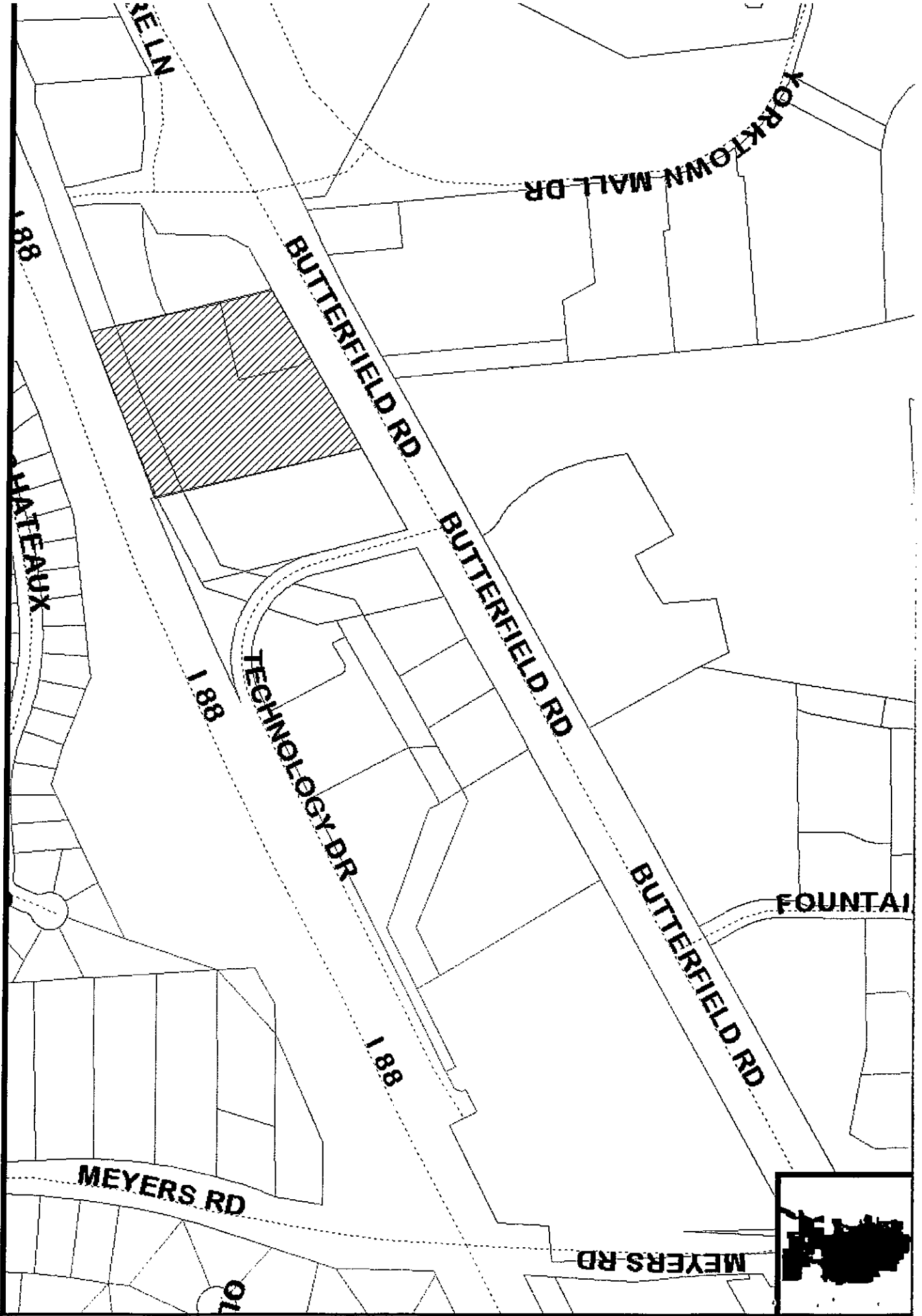
c. Petitioner

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PC 07-27: 601-651 E. Butterfield Rd.

1 in. = 400.0 feet



RESPONSE TO STANDARDS FOR CONDITIONAL USES:

The Petitioner is seeking approval of a Conditional Use Permit to amend an existing office planned development to make a number of site improvements that will be required as a result of the proposed development of a White Chocolate Restaurant ("White Chocolate") at the northeast corner of the property located at 611 Butterfield Road. These site improvements include expansion of the existing parking lot, landscaping and stormwater retention that are required per The Village of Lombard Code. White Chocolate will be submitting separate conditional use permit applications to permit operation of the restaurant.

Listed below is the Petitioner's response to the Village of Lombard's Standards for Conditional Uses:

1. That 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;

Response: The proposed White Chocolate and related site improvements shall not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The proposed restaurant will be located in an attractively designed building which will be heavily landscaped. The proposed parking, landscaping and stormwater retention shall be designed to meet all Village Code requirements. These improvements will represent a significant enhancement to the currently under-developed property.

2. That 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;

Response: The proposed improvements shall not be injurious to the use and enjoyment of surrounding properties or detrimental to their property values. The proposed restaurant use is consistent with the underlying zoning and surrounding uses and will represent a visual improvement to the currently under-developed nature of the property. The restaurant, which will be located in an attractively designed and landscaped building, will provide needed amenities to nearby hotels and businesses and to Lombard residents. There should be no adverse impact on parking or traffic conditions in the area because access to the restaurant will be easily provided from Butterfield Road and the parking being provided significantly exceeds the Code requirements.

3. That 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;

Response: The proposed restaurant use is consistent with and supportive of the existing office and hotel uses in the surrounding area. Its size and expected usage is consistent with other restaurants in the area. The proposed improvements will meet all Village Code requirements and shall not present an adverse impact on surrounding traffic and parking conditions. Thus, the proposed improvements shall 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: Adequate utilities shall be provided to permit the restaurant use. Access roads and drainage have been or will be provided to meet all Village Code requirements
5. That the adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
- Response: Adequate access to the restaurant will be provided from three locations: 1) Directly from Butterfield Road; 2) From the existing frontage road which runs parallel to Butterfield Road; and 3) From an access road that runs across an easement area located in the rear of the subject property. Multiple points of access shall ensure that traffic congestion, if any, shall be minimized on public streets.
6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,
- Response: The Comprehensive Plan designates the subject property for office uses. The Village historically has permitted restaurants in Office Districts recognizing that they support and complement office uses.
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.
- Response: The proposed improvements shall comply with all applicable regulations in this Office Planned Development District, as well as all Village Code requirements.

RESPONSE TO STANDARDS FOR CONDITIONAL USES:

The Petitioner is seeking approval of a Conditional Use Permit for a restaurant use outdoor dining, and signage variance for the White Chocolate Restaurant ("White Chocolate") at the northeast corner of the property located at 611 Butterfield Road. The upscale restaurant is

6670 sf with a 417 sf of enclosed cooler and a 688 sf exterior patio. The patio is semi enclosed with sandstone slab, screens and is an extension of restaurant seating.

The property owner will be submitting separate conditional use permit applications to amend the existing office planned development. The patio will be open when weather permits and will

provide dining and drink service as in the restaurant consistent with local ordinance. An exterior bar is not provided nor will live music be performed on the premises. The lights will be subdued and dimmed and music will be provided at the same level as the interior. Access to the patio is thru the restaurant and the exterior gate is for emergency egress only.

Listed below is the Petitioner's response to the Village of Lombard's Standards for Conditional

Uses:

1. That 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;

Response: The proposed White Chocolate and related site improvements shall not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

existing office, adjacent restaurant, and hotel uses in the surrounding area. Its size and
Response: The proposed restaurant use is consistent with and supportive of the

district;
development and improvement of the surrounding property for uses permitted in the
3. That the establishment of the conditional use will not impede the normal and orderly

the parking being provided significantly exceeds the Code requirements.
area because access to the restaurant will be easily provided from Butterfield Road and
residents. There should be no adverse impact on parking or traffic conditions in the
building, will provide needed amenities to nearby hotels and businesses and to Lombard
The restaurant, which will be located in an attractively designed and landscaped
represent a visual improvement to the currently under-developed nature of the property.
restaurant use is consistent with the underlying zoning and surrounding uses and will
of surrounding properties or detrimental to their property values. The proposed
Response: The proposed improvements shall not be injurious to the use and enjoyment

and impair property values within the neighborhood in which it is to be located;
in the immediate vicinity for the purposes already permitted, not substantially diminish
2. That the conditional use will not be injurious to the uses and enjoyment of other property

property.
improvements will represent a significant enhancement to the currently under-developed
retention shall be designed to meet all Village Code requirements. These
which will be heavily landscaped. The proposed parking, landscaping and stormwater
The proposed upscale restaurant will be located in an attractively designed building

The Village historically has permitted restaurants in Office Districts recognizing that they
Response: The Comprehensive Plan designates the subject property for office uses.

6. That the proposed conditional use is not contrary to the objectives of the current
Comprehensive Plan for the Village of Lombard; and,

5. traffic congestion, if any, shall be minimized on public streets.
located in the rear of the subject property. Multiple points of access shall ensure that
Butterfield Road; and 3) From an access road that runs across an easement area
Directly from Butterfield Road; 2) From the existing frontage road which runs parallel to
Response: Adequate access to the restaurant will be provided from three locations: 1)

5. so designed as to minimize traffic congestion in the public streets;
That the adequate measures have been or will be taken to provide ingress and egress

roads and drainage have been or will be provided to meet all Village Code requirements
Response: Adequate utilities shall be provided to permit the restaurant use. Access

4. have been or will be provided;
That the adequate public utilities, access roads, drainage and/or necessary facilities

surrounding property for uses permitted in the district.
shall not impede the normal and orderly development and improvement of the
impact on surrounding traffic and parking conditions. Thus, the proposed improvements
improvements will meet all Village Code requirements and shall not present an adverse
expected usage is consistent with other restaurants in the area. The proposed

support and complement office uses. An adjacent restaurant is currently in operation in this development

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.

Response: The proposed improvements shall comply with all applicable regulations in this Office Planned Development District, as well as all Village Code requirements.

WHEREAS, said application also requests approval of variations from Section 153.503(B) (12)(b) of the Sign Ordinance to allow for three wall signs per street front exposure, where a maximum of one sign is permitted; and

WHEREAS, said application also requests approval of variations 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') along the western and southern property lines in order to provide for shared cross-access and parking; and

WHEREAS, said application also requests approval of conditional uses, per Section 155.411 (C) (14), for a restaurant establishment; per Section 155.411 (C) (10), for outdoor dining associated with a restaurant establishment; and per Section 155.411 (C) (9), for off-site parking for property located within the O Office District; and

WHEREAS, an application has heretofore been filed requesting an amendment to the conditional use for Lombard/Yorktown Office Center Planned Development, established by Ordinance 2277, and pursuant to Section 155.504(A) (major changes in a planned development) and Section 155.511 (Site Plan Approvals for planned developments) of the Lombard Zoning Ordinance; and

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Sign Ordinance, otherwise known as Title 15, Chapter 153 of the Code of Lombard, Illinois; and,

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,

(PC 07-27; 601-651 E. Butterfield Road)

**AN ORDINANCE GRANTING A PLANNED DEVELOPMENT AMENDMENT;
FOR OFF-SITE PARKING; AND LANDSCAPING AND WALL SIGN VARIATIONS IN
THE OPD OFFICE PLANNED DEVELOPMENT DISTRICT**

ORDINANCE NO. _____

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on August 20, 2007 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 planned development amendment, conditional uses, variations and deviations described herein; 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 the following conditional uses, variations and deviations as set forth below are hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3:

- a. An amendment to the conditional use for Lombard/Yorktown Office Center 155.504(A) (major changes in a planned development) and Section 155.511 (Site Plan Approvals for planned developments) of the Lombard Zoning Ordinance
- b. A conditional use, per Section 155.411 (C) (14) of the Zoning Ordinance for a restaurant establishment;
- c. A conditional use, per Section 155.411 (C) (10) of the Zoning Ordinance for outdoor dining associated with a restaurant establishment;
- d. A conditional use, per Section 155.411 (C) (9) of the Zoning Ordinance for off-site parking.
- e. Variations from Sections 155.706 (C) and 155.709 (B) of the Zoning Ordinance to reduce the perimeter lot landscaping requirements from five feet (5') to zero feet (0') along the western and southern property lines in order to provide for shared cross-access and parking;
- f. A deviation from Section 153.503(B) (12)(b) of the Sign Ordinance to allow for three wall signs per street front exposure, where a maximum of one sign is permitted.

SECTION 2: That the ordinance is limited and restricted to the properties generally located at 601-651 E. Butterfield Road, Lombard, Illinois, and legally described as follows:

PARCEL 1
LOTS 1 AND 2 IN YORKTOWN CENTER ASSESSMENT PLAT OF TRACT 5 OF THE PLAT OF SURVEY OF THE BOEGER FARM OF PART OF SECTION 28 AND 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID ASSESSMENT PLAT RECORDED DECEMBER 10, 1979 AS DOCUMENT R79-110076, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2

LEASEHOLD ESTATE CREATED BY A CERTAIN IDENTURE OF LEASE MADE BY NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION TO J.R. GOTTLIEB AND ASSOCIATES, AN ILLINOIS CORPORATION, RECORDED AS DOCUMENT R70-51406 AND ASSIGNED TO THE FIRST NATION BANK OF DES PLAINES AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 21, 1978 AND KNOWN AS TRUST NUMBER 90572442 BY ASSIGNMENT RECORDED AS DOCUMENT R79-51407 AND ASSIGNED TO K/B OPPORTUNITY FUND I, L.P., A DELAWARE LIMITED PARTNERSHIP BY ASSIGNMENT RECORDED JUNE 29, 1994 AS DOCUMENT R94-143186 AND ASSIGNED TO DUKE REALTY LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP BY ASSIGNMENT AND ASSUMPTION OF GROUND LEASE RECORDED MAY 22, 1998 AS DOCUMENT R98-097831, AND FURTHER ASSIGNED TO 611 BUTTERFIELD ROAD LLC BY ASSIGNMENT AND ASSUMPTION OF GROUND LEASE RECORDED JUNE 22, 2000 AS DOCUMENT R2000-094961, DEMISING AND LEASING FOR A TERM OF YEARS BEGINNING JUNE 1, 1979 AND ENDING MAY 31, 2014 THE FOLLOWING DESCRIBED LAND TO WIT: ALL THAT PART OF TRACT #5 OF PLAT OF SURVEY OF THE BOEGER FARM SOUTH OF BUTTERFIELD ROAD (RECORDED AS DOCUMENT 789439) IN THE EAST HALF OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29, THENCE SOUTH 88 DEGREES 40 MINUTES WEST ALONG THE SOUTH LINE OF SAID SECTION 29 A DISTANCE OF 1014.30 FEET TO THE WEST LINE OF SAID TRACT #5, BEING ALSO THE EAST LINE OF YORKSHIRE PRIVATE FARMS, YORK TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT #3; THENCE NORTH 12 DEGREES 05 MINUTES WEST ALONG THE WEST LINE OF SAID TRACT #5, A DISTANCE OF 1702.74 FEET; THENCE NORTH 12 DEGREES 50 MINUTES WEST ALONG THE WEST LINE OF SAID TRACT #5, A DISTANCE OF 232.27 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREBY CONVEYED; SAID POINT BEING IN THE NORTHERLY LINE OF THAT CERTAIN TRACT OR PARCEL OF LAND CONVEYED TO THE ILLINOIS STATE HIGHWAY COMMISSION BY WARRANTLY DEED DATED MARCH 1, 1957 RECORDED IN DUPAGE COUNTY, ILLINOIS ON MARCH 12, 1957 IN BOOK 871 ON PAGE 610 AS DOCUMENT 835250; THENCE NORTH 70 DEGREES 25 MINUTES 30 SECONDS EAST ALONG THE NORTHERLY LINE OF THE TRACT OF LAND SO CONVEYED BY DEED DATED MARCH 1, 1957 A DISTANCE OF 233.68 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG THE NORTHERLY LINE OF THE TRACT OF LAND SO CONVEYED BY DEED DATED

MARCH 1, 1957 BEING A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 11,334.19 FEET A DISTANCE OF 344.18 FEET TO THE EASTERLY LINE OF SAID TRACT #5; THENCE NORTH 12 DEGREES 05 MINUTES WEST ALONG THE EASTERLY LINE OF SAID TRACT #5, A DISTANCE OF 83.41 FEET MORE OR LESS, TO A POINT DISTANCE 82.5 FEET, MEASURED AT RIGHT ANGLES, NORTHERLY FROM THE NORTHERLY LINE OF THE TRACT OF LAND SO CONVEYED BY DEED DATED MARCH 1, 1957 EXTENDED; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF THE TRACT OF LAND SO CONVEYED BY DEED DATED MARCH 1, 1957, BEING A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 11,251.69 FEET, A DISTANCE OF 353.97 FEET TO A POINT OF TANGENT; THENCE SOUTH 70 DEGREES 25 ALONG THE WESTERLY LINE OF SAID TRACT #5, A DISTANCE OF 83.07 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Parcel Numbers: Parcel Numbers: 06-29-402-014, -015, -022

SECTION 3: The planned development amendment, conditional uses, variations and deviations set forth in Section 1 above shall be granted subject to compliance with the following conditions:

1. The petitioner shall develop the site and building in accordance with the following plans submitted as part of this request, except as modified by the conditions of approval:
 - i. Layout and Paving Plan, prepared by V3 Companies and dated June 22, 2007.
 - ii. Parking Lot Landscaping Plan, prepared by V3 Companies and dated July 16, 2007;
 - iii. Foundation Landscaping Plan, prepared by H.C. Klover Architect
 - iv. Building Elevations, prepared by H.C. Klover Architect and dated July 13, 2007.
2. The petitioner's building improvements shall be designed and constructed consistent with Village Code and shall also address the comments included within the IDRRC report.
3. Upon a request by the Village, the petitioner shall provide for a cross access easement between the subject properties and abutting properties.

4. Prior to consideration by the Village Board, the petitioner shall submit modified building elevations that substitute masonry for the buff colored stucco.

SECTION 4: 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 _____, 2007.

First reading waived by action of the Board of Trustees this _____ day of _____, 2007.
Passed on second reading this _____ day of _____, 2007.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2007.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

Published by me this _____ day of _____, 2007.

Ordinance No. _____
Re: PC 07-27
Page 6

Brigitte O'Brien, Village Clerk

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H:\CD\WORD\USER\PC\CAS\SES\2007\PC 07-27\WTL referral memo - revised elevations.doc

The Plan Commission at their August 20, 2007 recommended approval of the above referenced petition with a condition that the petitioner submit modified building elevations that substitute masonry for the buff colored stucco. Please find the revised elevation attached for your consideration with the petition at the September 6, 2007 Board of Trustees meeting.

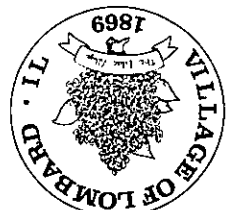
SUBJECT: PC 07-27: 601-651 E. Butterfield Road

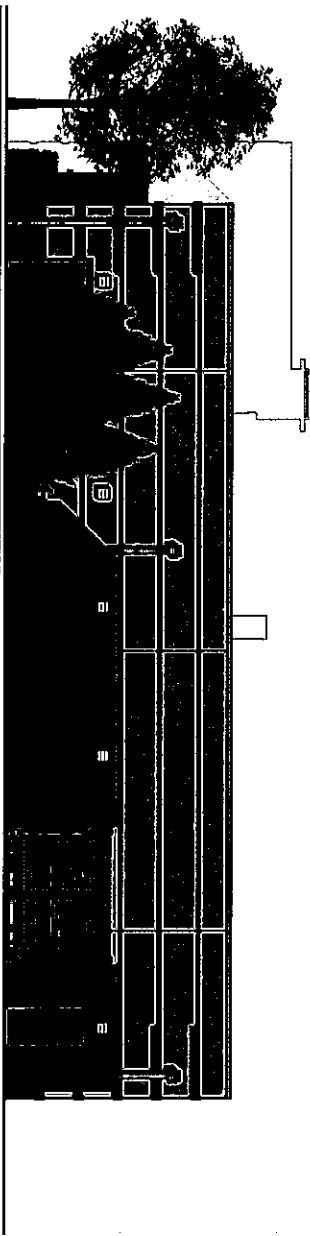
DATE: September 6, 2007

FROM: David A. Hulseberg, AICP
Assistant Village Manager/Director of Community Development
DAH

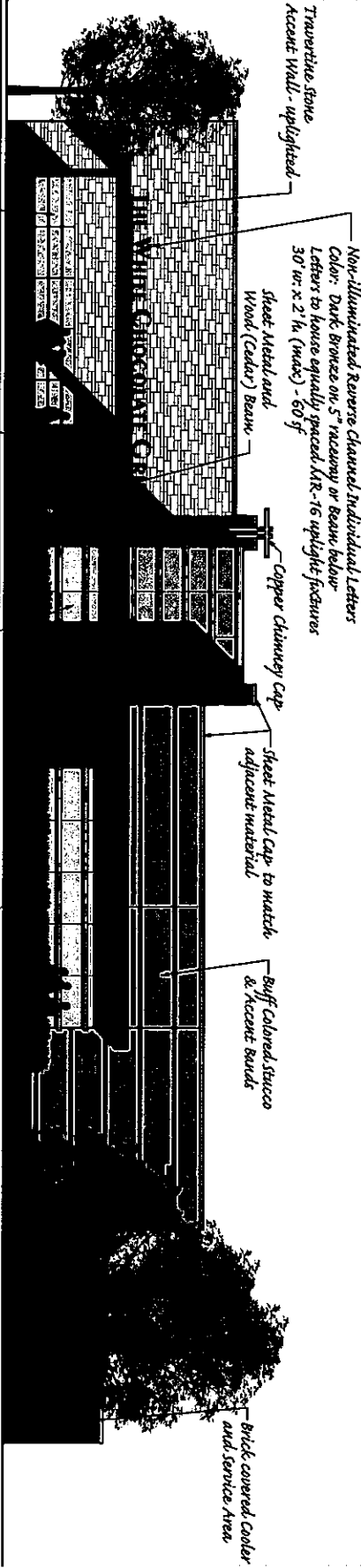
TO: William T. Lichter, Village Manager

MEMORANDUM





SOUTH ELEVATION



WEST ELEVATION

Travertine Stone
Accent Wall - uplighted

Non-illuminated Reverse Channeled Individual Letters
Color: Dark Bronze on 5" racking or beam below
Letters to house equally spaced MR-16 uplight fixtures
30" w/ x 2 1/4" (hds) - 60 sf

Sheet Metal and
Wood (Cedar) Beam

Copper Chimney Cap

Sheet Metal Cap to match
adjacent material

Buff Colored Stucco
& Accent Bands

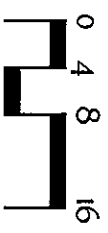
Brick covered Cooler
and Service Area

Spaced Sandstone Panels
on painted metal frame
to Screen Patio - uplighted

Linear Fireplace between
Entry and Patio Spaces

Glass Entry Feature with
Light Bronze Aluminum Framing

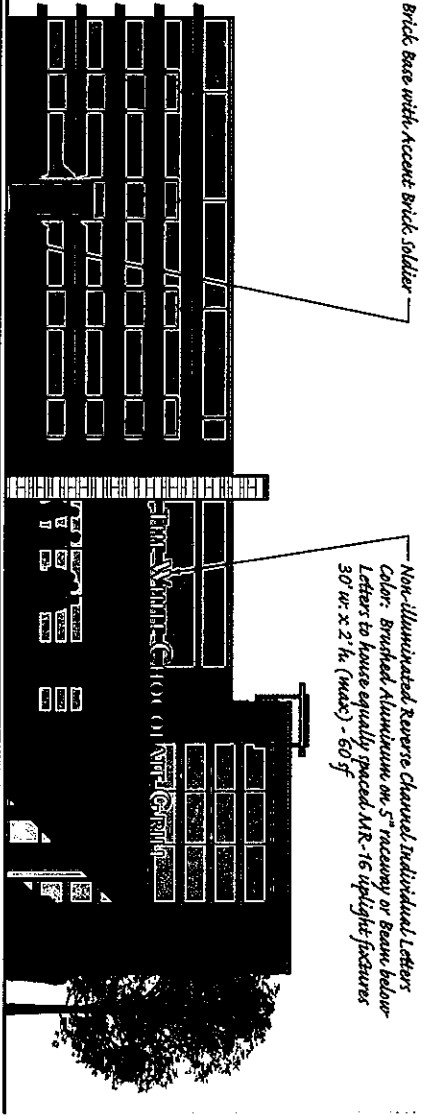
Low Brick Planter Wall
Colors: Field Brick - Dark Bronze-Black Hills smooth
Accent Brick - Bronzstone



HICKNOVER ARCHITECT

THE WHITE CHOCOLATE GRILL

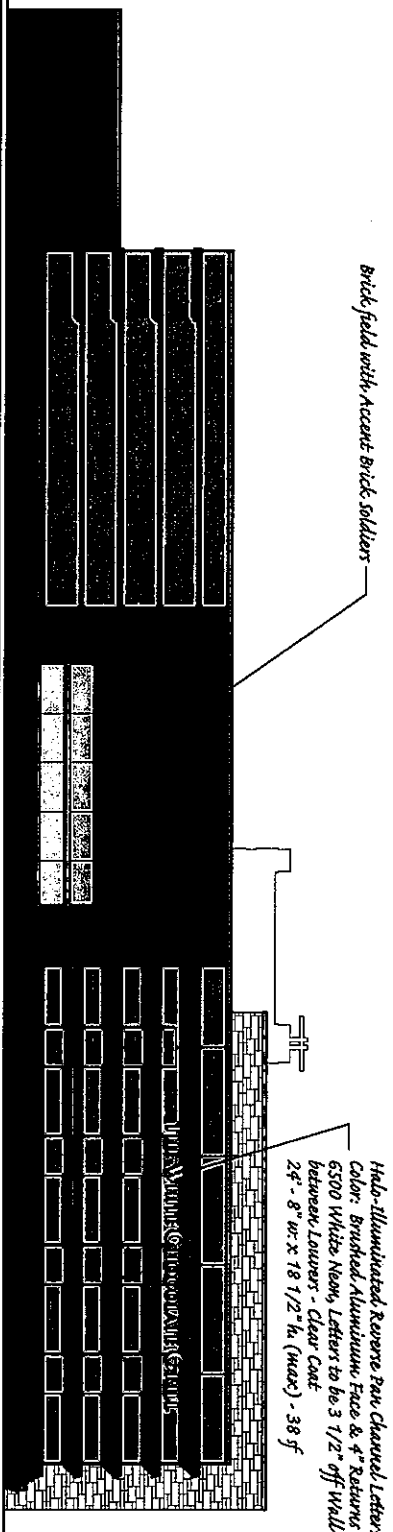
LOMBARD, ILLINOIS - 08/22/07



Brick Base with Accent Brick Soldiers

Non-Illuminated Reverse Channel Individual Letters
 Color: Brushed Aluminum or 5" Factory or Beane below
 Letters to house equally spaced MR-16 uplight fixtures
 30" w x 2" h. (max.) - 60' f

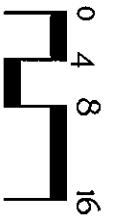
REVISED NORTH ELEVATION



Brick fields with Accent Brick Soldiers

Non-Illuminated Reverse Pan Channel Letters
 Color: Brushed Aluminum Face & 4" Returns
 6500 White Neom Letters to be 3 1/2" off wall
 between Louvers - Clear Coat
 24" - 8" w x 18 1/2" h. (max.) - 38' f

Lowered Wall - uplighted (Type)



REVISED EAST ELEVATION

THE KROMER ARCHITECT

THE WHITE CHOCOLATE CREEK

LOMBARD, ILLINOIS - 08/22/07