

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission

HEARING DATE: March 15, 2010

FROM: Department of
Community Development

PREPARED BY: Christopher Stilling, AICP
Assistant Director of
Community Development

TITLE

PC 10-03; 115 E. St. Charles Road: The petitioner, the Village of Lombard and the Lombard Town Centre, requests approval of a conditional use for a Farmer's Market (French Market) in the B5 Central Business District.

GENERAL INFORMATION

Petitioners: Lombard Town Centre
102 W. W. St. Charles Road, Suite 2C
Lombard, IL 60148

Village of Lombard
255 E Wilson Avenue
Lombard, IL 60148

Property Owner: Village of Lombard
255 E Wilson Avenue
Lombard, IL 60148

PROPERTY INFORMATION

Existing Land Use: Commuter Parking Lot

Size of Property: 1.71 Acres

Comprehensive Plan: Recommends Community Commercial, within the Central Business District – Mixed Use Area

Existing Zoning: B5 Central Business District

Surrounding Zoning and Land Use:

North: B5 Central Business District and B2 General Neighborhood Shopping District (various uses including office, multiple-family residential, service and retail commercial and civic uses)

South: R2 Single-Family Residence District (Union Pacific railroad tracks)

East: R2 Single-Family Residence District (Union Pacific railroad tracks)
West: B5 Central Business District (office uses)

ANALYSIS

SUBMITTALS

This report is based on the following documents filed on February 3, 2010 with the Department of Community Development:

1. Petition for Public Hearing.
2. Response to Standards.
3. Site Plan Overlay, prepared by Village staff based upon representations made by the petitioner.

DESCRIPTION

The Village of Lombard and the Lombard Town Centre (LTC) requests conditional use approval for a Farmer's Market (French Market) to be held Saturday mornings, from 9 a.m. to 1 p.m. in the existing Village of Lombard commuter parking lot of the retail strip center located at 115 E. St. Charles Road. The Bensidoun Company has been contracted by Lombard Town Centre to operate the market and will provide all staff, equipment and necessary marketing.

INTER-DEPARTMENTAL REVIEW COMMENTS

PUBLIC WORKS

Public Works has no comments

PRIVATE ENGINEERING SERVICES

PES has no comments

BUILDING DIVISION

Building Division has no comments

FIRE

The Fire Department has no direct comments on the locating of the French Market to the Hammerschmidt Parking Lot. Regardless of location care needs to be given to make the market safe for workers and visitors. The Fire Department will assist as needed to ensure that the market is safe.

PLANNING

Compatibility with the Comprehensive Plan

The Comprehensive Plan denotes this area as Central Business District Mixed Use Area. The French Market concept is clearly appropriate to a Central Business District and is considered as an enhancement to downtown development and activities.

Compatibility with the Surrounding Land Uses

The subject property is bounded by commercial and railroad uses. The proposed French Market is compatible with such downtown uses.

Compatibility with the Zoning Ordinance

Conditional Use for a Farmer's (French) Market

The LTC wishes to operate a Farmers (French) Market on the Hammerschmidt parking lot on Saturday mornings. The market used to be located here on Saturdays in 2004 & 2005 (PC 04-06), however it was moved to 102 W St. Charles in 2007 and 2008 (PC 07-22) on Tuesdays to accommodate more vendors. Last year, the market was also held on Tuesday, but was relocated to North Park Avenue right-of-way. The LTC and its operator, Bensidoun, were not satisfied with the North Park Avenue location and therefore the LTC is requesting to move the market back to the Hammerschmidt lot. They will be working with the same operator, who has indicated that having the market on Saturday should not impede their ability to get quality vendors.

Site Plan

The market will be located on the eastern half of the existing Hammerschmidt parking lot. In consideration of the site for the market, staff noted many benefits of this site over the existing site including:

1. Greater visibility to pass-by traffic on St. Charles Road and visibility from riders on the Metra Union Pacific West Line.
2. Greater parking options.
3. Greater flexibility in site operations. As the site will not be shared with other land-uses, conflicts with garbage disposal and set-up operations will be diminished.
4. Additional space for expansion. The subject property will have space for 47 tents.
5. No need for Village barricades. Last year, the Village spent approximately \$7,000 for barricades.

As with the existing market, it will be operated according to a License Agreement that will ensure that it will not endanger the public health or safety. The market will meet all code requirements which will assure that all requirements for public utilities and safety concerns will be met during its limited hours and days of operation in a manner consistent with their existing site. As staff

believes that the subject property can more adequately meet the needs of the market, it supports the conditional use request.

Parking

The existing Hammerschmidt parking lot has 113 parking spaces. Based on the representations made by the LTC and Bensidoun, approximately 27 parking spaces will be used for the tents leaving 86 spaces for customer parking.

Staff finds that the request for a conditional use for this property meets the conditional use standards set by the Zoning Ordinance. Any potential negative impacts of the activity (i.e., trash, noise, etc.) will be continually overseen and managed. The market use will not impact overall redevelopment activity along St. Charles Road. In fact, the use could be considered an asset to the corridor. The use serves as an enhancement to the downtown area as it is an attraction for visitors to the area and is consistent with the retail objectives in the Comprehensive Plan.

Standards for Conditional Use

- a. *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;*

Lombard Town Centre believes that this lot provides a greater opportunity to enhance the existing French Market activity in the downtown area as well as improve commerce in the surrounding downtown businesses. Any potential negative impacts of the activity (i.e., trash, noise, etc.) will be continually overseen and managed.

- b. *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, nor substantially diminish and impair property values within the neighborhood in which it is to be located.*

Relocating the market will not be injurious as it will be situated in a business area. Staff finds that the proposed area has ample parking on site as well and will be able to accommodate much of the anticipated parking demand of the use. As a temporary, short duration use, impacts on the overall character of the area will be minimal.

- c. *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;*

Staff finds that the market use will not impact overall redevelopment activity along St. Charles Road. In fact, the use could be considered an asset to the corridor.

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

The use will not require permanent connections to municipal utilities.

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

Staff finds that the proposed is a suitable location for the market. The site has ample parking with good access to St. Charles Road.

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

The use serves as an enhancement to the downtown area as it is an attraction for visitors to the area. Staff finds that the use is consistent with the retail objectives in the Comprehensive Plan.

- g. 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.*

Staff finds that the use will be consistent with Village Codes.

FINDINGS AND RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards required by the Lombard Zoning Ordinance, subject to conditions of approval. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition, subject to the attached conditions:

Based on the submitted petition and the testimony presented, the proposed conditional use **does comply** with the standards required by the Lombard Zoning; and, therefore, I move that the Plan Commission adopt the findings included within the Inter-department Group Report as the findings of the Lombard Plan Commission, and recommend to the Corporate Authorities **approval** PC 10-03, subject to the following conditions:

1. The Farmer's/French Market shall operate in accordance with the site plan prepared by Village staff, dated March 9, 2010 and included as part of this petition.
2. That the Farmer's/French Market shall be operated in accordance with a Market Operator's Agreement approved by the Village of Lombard Board of Trustees.
3. The conditional use for the operation of a Farmer's/French Market shall be on Saturdays between May 1 and October 31. Moreover, the operator shall designate four (4) spaces for temporary accessible parking during the hours that the French Market is operating.

Lombard Plan Commission
Re: PC 10-03
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Inter-Departmental Review Group Report Approved By:

William J. Heniff, AICP
Director of Community Development

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