





## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** William J. Heniff, AICP, Director of Community Development *WJH*

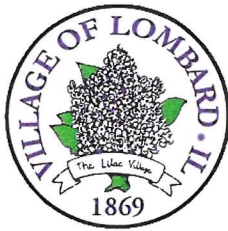
**MEETING DATE:** February 1, 2018

**SUBJECT:** **PC 18-06, 209 & 211 S. Main Street (Lombard Pharmacy)**

Please find the following items for Village Board consideration as part of the February 1, 2018, Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 18-06; and
3. An Ordinance granting approval of a conditional use and variations for a property located at 209/211 S. Main Street

The Plan Commission recommended approval of this petition by a vote of 4-0. Please place this petition on the February 1, 2018 Board of Trustees agenda for a first reading.



## VILLAGE OF LOMBARD

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February 1, 2018

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Sharon Kuderna

**Trustees**  
Dan Whittington, Dist. 1  
Michael A. Fugiel, Dist. 2  
Reid Foltyniewicz, Dist. 3  
Bill T. Johnston, Dist. 4  
Robyn Pike, Dist. 5  
William "Bill" Ware, Dist. 6

**Village Manager**  
Scott R. Niehaus

*"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. Keith T. Giagnorio,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 18-06, 209 & 211 S. Main Street**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. Two Eleven Main Street LLC (petitioner) requests that the Village take the following actions on the subject property located in the B5A Downtown Perimeter District:

1. Grant a conditional use, pursuant to Section 155.419(C) of the Zoning Ordinance, to allow for a drive-through facility;
2. Approve a variation from Section 155.602(A)(5) of the Zoning Ordinance to reduce the length of parking stalls from eighteen feet (18') to sixteen and a half feet (16.5') along the north property line;
3. Approve a variation from Section 153.508(B)(19) of the Sign Ordinance to allow a total area of 67 square feet of wall signage where a maximum area of 50 square feet is permitted.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on January 22, 2018. Sworn in to present the petition were: Anna Papke, Senior Planner; and Bill Bush, petitioner.

Chairperson Ryan read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, he proceeded with the petition.

Bill Bush, owner of Lombard Pharmacy, addressed the Commission. Mr. Bush gave a history of Lombard Pharmacy's place in the community. He said the pharmacy needs an upgraded space from which to continue operations, and proposes to remodel 211 S. Main Street for this purpose. He gave a summary of proposed improvements on the subject property, including a new entry way for better access for customers, a drive-through window and additional landscaping. He noted that he will consolidate two properties (209 and 211 S. Main) into one, and will enlarge the parking lot. Signage will be located on the north and west sides of the building. He said the propose signs are scaled appropriately to the building, and that the sign proposed for the north side of 211 S. Main is smaller than the signs that will be removed with the demolition of the building at 209 S. Main Street. He included some historical images of the building at 211 S. Main Street.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment.

Al Schiewe, 25 E. Maple Street, Lombard, IL, addressed the Commission. He was concerned about traffic flow for the drive-through and supported making the driveway on Maple Street and exit-only drive. He noted that the apron on Maple Street does not quite line up with the driveway. He asked if there will be barriers to prevent drive-through traffic turning down the alley toward Charlotte Street. He asked what percentage of customers will use the drive-through. He noted that there are many school children walking in the area as there is a crossing guard at the intersection of Main Street and Maple Street, and asked if there would be a stop sign for traffic leaving the site via the Maple Street driveway.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked the petitioner to respond to the public comments.

Mr. Bush said that traffic at the drive-through will be discouraged from exiting into the alley on the south side of the building. He noted that there will be a mountable curb installed between the drive-through lane and the alley and signage to encourage traffic to exit the site on either Maple Street or Main Street.

Mr. Bush said that it was difficult to predict what percentage of customers will use the drive-through because the pharmacy does not currently have a drive-through, so existing customers are used to coming into the pharmacy. He expects the drive-through will attract some new customers, but that many customers will continue to come into the pharmacy. He estimated between 5% and 10% of customers will use the drive-through.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked for the staff report.

Ms. Papke presented the staff report, which was submitted to the public record in its entirety. The petitioner owns Lombard Pharmacy, and proposes to redevelop the subject property and

relocate the pharmacy to 211 S. Main Street. The redevelopment will include demolition of the building at 209 S. Main Street, remodeling the building at 211 with addition of a drive-through window, and restriping of the parking area. The petitioner is requesting approval of a conditional use for a drive-through, and variations for parking stall length and signage.

The petition was reviewed by the Village's interdepartmental review committee. Comments from this review have been passed on to the petitioner, and will be addressed in the final review and permitting process.

The Planning Division notes that the subject property is located in the periphery of downtown Lombard, with a mixture of commercial, institutional and residential uses nearby. Staff has reviewed the plan with respect to the drive-through and finds that the petitioner has adequately addressed vehicle stacking and circulation concerns.

The variation requested for parking stall length on the north side of the property will allow the petitioner to add landscaped areas to the site. Staff considers this a net benefit to the property and supports the variation.

The petitioner has requested a signage variation to allow 67 square feet of wall signage on the property. The Sign Ordinance would permit 50 square feet. Staff notes the site is larger than many other properties in the B5A zoning district, and that 50 square feet of signage will be removed from the site with the demolition of the building at 209 S. Main Street. Staff supports the requested variation.

Staff recommended approval of the petition subject to the conditions in the staff report.

Chairperson Ryan asked for public comment.

Al Schiewe suggested installing a stop sign for traffic exiting the site via the Maple Street driveway.

Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

Commissioner Sweetser asked if the Village will maintain the alley on the south side of the building given the potential for increased traffic turning into the alley to get to the drive-through. Ms. Papke responded that the Village currently maintains the alley and will continue to do so if the drive-through is installed.

Commissioner Burke suggested adding conditions of approval that specifically address installation of a ribbon curb along the south property line and signage at the Maple Street driveway.

Commissioner Flint concurred.

On a motion by Commissioner Burke and a second by Commissioner Flint, the Plan Commission voted 4-0 to recommend that the Village Board approve the petition associated with PC 18-02, subject to the following six (6) conditions:

1. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
2. That the petitioner shall submit a plat of consolidation for staff review and approval, and such plat of consolidation shall be recorded with the DuPage County Recorder's office prior to receiving a certificate of occupancy for the building;
3. That the petitioner shall install a ribbon curb along the south property line;
4. That the petitioner shall install a stop sign and a "do not enter" sign as appropriate at the Maple Street driveway;
5. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
6. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval shall become null and void unless a time extension has been granted by the Village Board.

Respectfully,

**VILLAGE OF LOMBARD**

Donald Ryan, Chairperson  
Lombard Plan Commission

c. Lombard Plan Commission

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE APPROVING A CONDITIONAL USE FOR A  
DRIVE-THROUGH FACILITY PURSUANT TO SECTION  
155.419(C) OF THE LOMBARD ZONING ORDINANCE; AND  
APPROVING VARIATIONS FOR THE PROPERTY AT 209 &  
211 S. MAIN STREET**

(PC 18-06: Lombard Pharmacy – 209 & 211 S. Main Street)

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,

WHEREAS, the Subject Property, as described in Section 2 below, is zoned B5A Downtown Perimeter District; and,

WHEREAS, an application has heretofore been filed requiring approval of the following conditional use and variations for the property at 209 and 211 S. Main Street, pursuant to the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code):

1. Grant a conditional use, pursuant to Section 155.419(C) of the Zoning Ordinance, to allow for a drive-through facility;
2. Approve a variation from Section 155.602(A)(5) of the Zoning Ordinance to reduce the length of parking stalls from eighteen feet (18') to sixteen and a half feet (16.5') along the north property line;
3. Approve a variation from Section 153.508(B)(19) of the Sign Ordinance to allow a total area of 67 square feet of wall signage where a maximum area of 50 square feet is permitted.

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on January 22, 2018, 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 conditional use and approval of the variations; 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 a conditional use and variations are hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3:

1. Grant a conditional use, pursuant to Section 155.419(C) of the Zoning Ordinance, to allow for a drive-through facility;
2. Approve a variation from Section 155.602(A)(5) of the Zoning Ordinance to reduce the length of parking stalls from eighteen feet (18') to sixteen and a half feet (16.5') along the north property line;
3. Approve a variation from Section 153.508(B)(19) of the Sign Ordinance to allow a total area of 67 square feet of wall signage where a maximum area of 50 square feet is permitted.

**SECTION 2:** That this ordinance is limited and restricted to the subject property generally located at 209 & 211 S. Main Street, Lombard, Illinois, and more specifically legally described as set forth below:

**PARCEL 1 (06-08-121-002)**

THE SOUTH 60 FEET OF THE NORTH 118 FEET OF LOTS 15, 16, 17, 18, 19 AND 20 IN BLOCK 26 IN RESUBDIVISION BY N. MATSON AND OTHERS OF BLOCKS 21, 22, 23, 24, 25, 26, 32, 34, 35 AND 37 AND LOTS 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 AND 28 INCLUSIVE IN BLOCK 29 AND LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 IN BLOCK 36 ALL IN THE ORIGINAL TOWN OF LOMBARD, A SUBDIVISION IN SECTIONS 5, 6, 7, 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED OCTOBER 13, 1873 AS DOCUMENTS 16948, IN DUPAGE COUNTY, ILLINOIS.



**PARCEL 2 (06-08-121-002)**

THE NORTH 118 FEET OF A STRIP OF LAND 15 FEET WIDE OFF THE WEST SIDE OF LOT 14 IN BLOCK 26 IN RESUBDIVISION BY N. MATSON AND OTHERS OF BLOCKS 21, 22, 23, 24, 25, 26, 32, 34, 35 AND 37 AND LOTS 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 AND 28 INCLUSIVE IN BLOCK 29 AND LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 IN BLOCK 36 ALL IN THE ORIGINAL TOWN OF LOMBARD, A SUBDIVISION IN SECTIONS 5, 6, 7, 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED OCTOBER 13, 1873 AS DOCUMENTS 16948, IN DUPAGE COUNTY, ILLINOIS.

**PARCEL 3 (06-08-121-003)**

THE SOUTH 77.6 FEET OF THE WEST 15 FEET OF LOT 14, AND LOTS 15, 16, 17, 18, 19 AND 20 (EXCEPT THE NORTH 118 FEET OF EACH OF SAID LOTS) IN BLOCK 26 IN RESUBDIVISION BY N. MATSON AND OTHERS OF BLOCKS 21, 22, 23, 24, 25, 26, 32, 34, 35 AND 37 AND LOTS 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 AND 28 IN BLOCK 29 AND LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 IN BLOCK 36 ALL IN THE ORIGINAL TOWN OF LOMBARD, A SUBDIVISION IN SECTIONS 5, 6, 7, 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED OCTOBER 13, 1873 AS DOCUMENTS 16948, IN DUPAGE COUNTY, ILLINOIS.

**SECTION 3:** This ordinance shall be granted subject to compliance with the following conditions:

1. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
2. That the petitioner shall submit a plat of consolidation for staff review and approval, and such plat of consolidation shall be recorded with the DuPage County Recorder's office prior to receiving a certificate of occupancy for the building;
3. That the petitioner shall install a ribbon curb along the south property line;
4. That the petitioner shall install a stop sign and a "do not enter" sign as appropriate at the Maple Street driveway;
5. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
6. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval shall

Ordinance No. \_\_\_\_\_

Re: PC 18-06

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become null and void unless a time extension has been granted by the Village Board.

**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 \_\_\_\_\_, 2018.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2018, pursuant to a roll call vote as follows:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Keith T. Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Sharon Kuderna, Village Clerk