

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

TO: Lombard Plan Commission

HEARING DATE: April 18, 2011

FROM: Department of Community
Development

PREPARED BY: Jennifer Henaghan, AICP
Senior Planner

TITLE

PC 11-09: 717 E. Butterfield Road (Chick-fil-A): The petitioner requests that the Village approve amendments to Ordinance 4497 as it relates to the Homestead Village Planned Development, located within the OPD Office District, Planned Development, and consisting of:

1. A planned development amendment with a use exception for drive-through and drive-in establishments/services in the O District;
2. A conditional use (per Section 155.412 (C)(1) of the Zoning Ordinance) to allow for a restaurant; and
3. A conditional use (per Section 155.412 (C)(1) of the Zoning Ordinance) to allow for an outside service/dining area; and
4. Site plan approval with the following deviations from the Lombard Sign Ordinance:
 - a. A deviation from Section 153.503 (B)(5)(b) to allow for a freestanding sign of sixty (60) square feet where a maximum of thirty (30) square feet is permitted;
 - b. A deviation from Section 153.503 (B)(5)(c) to allow for a freestanding sign of eight (8) feet in height where a maximum of six (6) feet in height is permitted;
 - c. A deviation from Section 153.503 (B)(5)(f) to allow for a freestanding sign to be set back less than ten (10) feet from the property line; and
 - d. A deviation from Section 153.503 (B)(12)(b) to allow for more than one wall sign per street front exposure.

GENERAL INFORMATION

Petitioner: Chick-fil-A, Inc.
5200 Buffington Rd
Atlanta, GA 30349

Property Owner: Northstar Trust Company
500 W. Madison, Ste. 3150
Chicago, IL 60661

Relationship of Petitioner to Property Owner: Potential purchaser

PROPERTY INFORMATION

Existing Zoning: OPD Office District – Homestead Village Planned Development

Existing Land Use: Taylor Brewing Company restaurant

Size of Property: Approximately 1.27 acres

Comprehensive Plan: Recommends office land uses

SURROUNDING ZONING AND LAND USE

North: O Office District; developed as offices

South: OPD Office District Planned Development; developed as off-site parking

East: O Office District; developed as Benihana restaurant

West: OPD Office District Planned Development; developed as Embassy Suites

ANALYSIS

SUBMITTALS

This report is based on the following documents filed with the Department of Community Development.

1. Public Hearing Application.
2. Responses to Standards for Planned Developments, Conditional Uses, and Variations.
3. Plat of Survey, prepared by Woolpert, Inc., dated March 17, 2011.
4. Site, landscape, and illumination plans prepared by Woolpert, Inc., dated March 2011.
5. Sign plans prepared by Clayton Signs, dated March 16, 2011.
6. Building elevations prepared by Chipman Design Architecture, dated March 22, 2011.

DESCRIPTION

The subject property is currently improved as the Taylor Brewing Company restaurant. The petitioner is proposing to demolish this building and replace it with a new Chick-fil-A restaurant with a drive-through and outdoor dining. Both the restaurant and outdoor dining component require conditional uses. Drive-throughs are not listed as permitted or conditional uses within the Office District, so a use exception to the Homestead Village Planned Development is required. Although no relief is required for the demolition and construction of the restaurant itself, the petitioner is requesting signage relief for the proposed freestanding and wall signs.

INTER-DEPARTMENTAL REVIEW COMMENTS

PRIVATE ENGINEERING & PUBLIC WORKS

The PES Division of the Community Development Department has the following comments on the above petition:

1. The sidewalk along Technology Drive shall be straightened to reduce the amount of curves. The walk will need to be one foot away from any vertical obstruction including power poles, hydrants, trees, etc.
2. The freestanding sign shown along Butterfield is not permitted within a utility easement.
3. The existing watermain easement for the fire hydrant located in the parking lot will need to be revised to account for the proposed new hydrant.
4. Stormwater BMPs are required for the disturbed area of the site.
5. The applicant shall provide calculation of pre- and post-impervious areas.
6. All work shall be performed to Village standards, specifications and details.
7. Additional comments will be forthcoming when final construction plans are submitted.

BUILDING DIVISION

The 2009 International Codes shall be used for designing the building.

FIRE DEPARTMENT

The Fire Department has the following concerns regarding site development:

1. The landscape island located at the north end of the paved parking lot area does not provide adequate open area to maneuver the tower/ladder apparatus in and out of the site. This will require the removal of two parking spaces and/or reducing the size of the island and moving it to the south, thereby increasing the open area between the island and the accessible parking; and
2. Preliminary review indicates that the Fire Department connection (FDC) for his facility will be requires at the southwest corner of the structure. A fire hydrant shall be provided within 25 to 75 feet of the FDC.

PLANNING

As indicated on the submitted plans, the proposed building will be 5,330 square feet and have a total of 193 seats. The restaurant will be served by approximately 90 parking spaces, which is in excess of the approximately 64 spaces required by Code. Exterior materials will consist of two colors of modular brick, concrete roof tiles, red metal awnings and canopies, and an aluminum storefront. As with all Chick-fil-A locations, the restaurant will be closed on Sundays.

Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends office land uses for the Homestead Village Planned Development. The proposed restaurant is consistent with this recommendation, as the

Comprehensive Plan does not exclude non-office uses within general office areas and the proposed restaurant use is complementary to the office uses that are dominant in the overall Butterfield Road/22nd Street corridor.

Compatibility with the Surrounding Land Uses

The subject property is compatible with the surrounding business uses. Restaurant uses are located along the Butterfield Road corridor, notably on the two properties immediately to the east of the subject property.

Compliance with the Zoning Ordinance and the Homestead Village Planned Development

The Homestead Village Planned Development was approved by the Village in 1998 and included conditional use approval for two hotels, a restaurant, and off-site parking. In 2004, the Plan Commission granted site plan approval for the DuPage Medical Group Surgical Center at 2725 Technology Drive in place of the hotel that was originally approved for that property. The Homestead Village Planned Development does not address exterior signage. Therefore, signage is regulated by the current Zoning and Sign Ordinances. As a planned development, any relief from the Sign Ordinance could be approved by the Plan Commission through site plan approval.

Proposed Conditional Uses for a Restaurant and Outdoor Service/Dining Area

The subject property is currently improved with a restaurant (Taylor Brewing Company) that was constructed in 1999 pursuant to PC 98-05. The proposed Chick-fil-A restaurant will be approximately 34 percent smaller than the existing restaurant building and will provide 12 percent more landscaped area. As with the current restaurant use, the proposed restaurant will make use of 54 off-site parking spaces on the adjacent Nicor parcel to the south (approved as part of the original planned development).

The proposed outdoor seating area will be physically separated from the nearby parking, landscaping, and drive-through areas with an aluminum handrail. Although the current restaurant user does not offer outdoor dining, the Village has seen a trend toward restaurants offering this amenity. Within the Butterfield Road corridor, the Village has approved outdoor dining with PC 06-17 (Miller's Ale House) and PC 07-27 (White Chocolate Grill).

Staff finds that, given the existing restaurant use on the site and the restaurant uses on the adjacent properties, the requested conditional uses for a restaurant and outdoor dining are appropriate at this location.

Proposed Planned Development Amendment for Drive-Through Service

The Village's planned development requirements allow use exceptions for land uses that are not specifically provided for in the underlying zoning district, provided that the following conditions are met:

- Proposed use exceptions enhance the quality of the planned development and are compatible with the primary uses;

- Proposed use exceptions are not of a nature, nor are located, so as to create a detrimental influence in the surrounding properties; and
- Proposed use exceptions shall not represent more than 40 percent of the site area or more than 40 percent of the total floor area, whichever is less.

The proposed drive-through is a minor component of the overall planned development, representing approximately 10,080 square feet or roughly two percent of the entire Homestead Village Planned Development site area. The drive-through area is equivalent to 10 percent of the total floor area of the proposed Chick-fil-A and existing Homestead Studio Suites hotel and DuPage Medical Group Surgical Center.

The design of the drive-through isolates the associated traffic to the far northern portion of the site and also segregates the drive-through area from the main parking, access, and circulation areas for the proposed Chick-fil-A restaurant. These design factors make the drive-through more compatible with the surrounding properties and land uses. In addition, the Village's traffic consultant, KLOA, Inc., reviewed the internal circulation of the submitted site plan. KLOA recommends the following modifications to the site plan to better guide traffic through the site:

- A directional sign facing west should be provided on the mid northern island of the off-site parking area directing traffic destined to the drive through lane to turn left.
- Provide channelizing lines before the entrance to the drive-through lane to better define and direct traffic to either the drive-through lane or the one-way northbound driving aisle.
- A "No left-turn" sign should be provided at the exit point of the drive-through facility in conjunction with the proposed stop sign.
- Although it appears that the four perpendicular parking spaces before the drive-through entrance are not part of the property, it is recommended that these parking spaces be designated for employees only in order to reduce the number of vehicle maneuvers in and out of these spaces next to the drive-through lane.

Provided that the petitioner includes the above recommendations regarding signage and striping, staff believes that the proposed-drive through meets the conditions for use exceptions.

Compatibility with the Sign Ordinance

Proposed Freestanding Sign

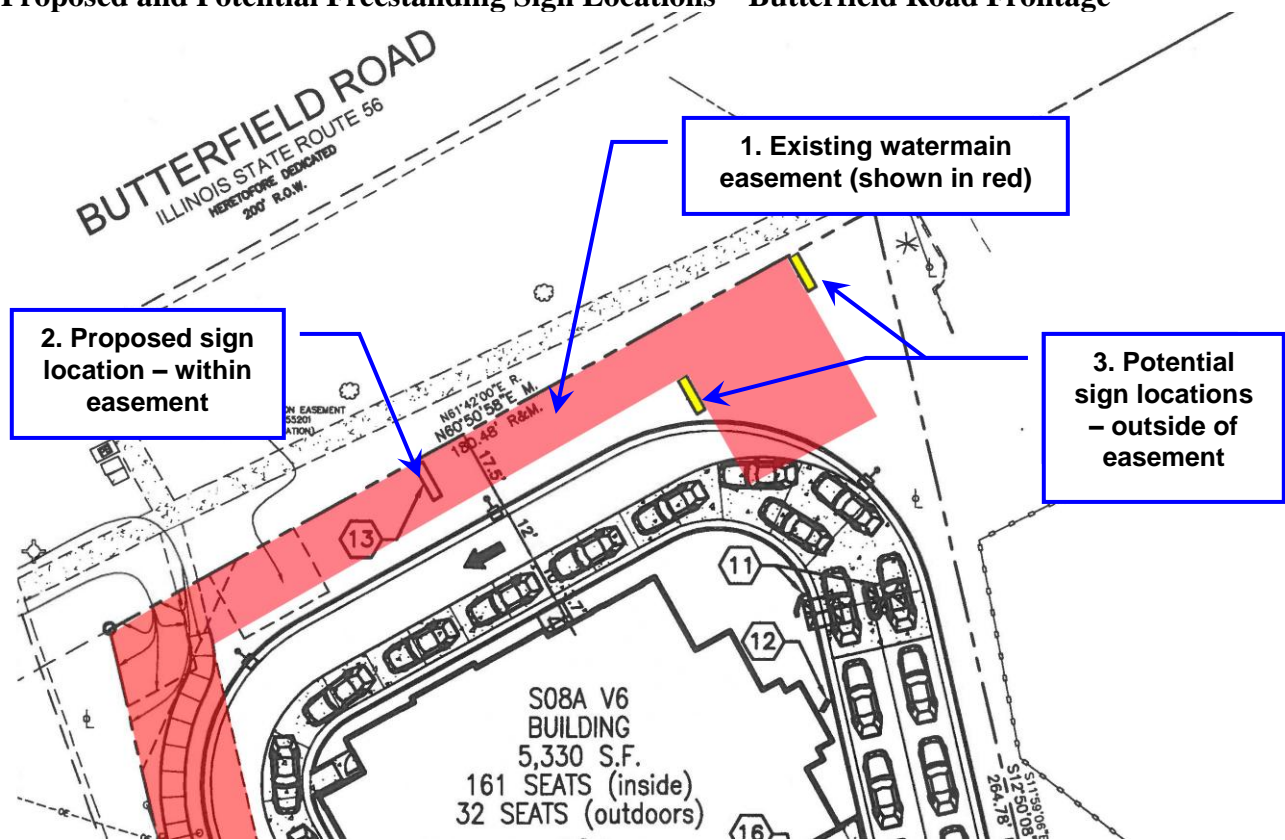
The petitioner is proposing two identical freestanding signs, each with a Chick-fil-A icon and a manual reader board. The tops of the signs are eight feet above grade level, which exceeds the maximum allowable O District sign height of six feet. Although the commercial message portion of each sign is only 42 square feet, the total sign area as defined by the Sign Ordinance is 60 square feet where the O District allows only 30 square feet.

The requested relief is consistent with recent Village approvals for signage deviations for Office-zoned properties along Butterfield Road. In 2009, the Village approved deviations to allow the property at 555 E. Butterfield to have a 98-square foot, 20-foot high freestanding sign as part of

PC 09-22. As noted in that case, if the subject property were zoned B3, B4, or B4A no deviations for the proposed signage would be needed as the Sign Ordinance would allow a freestanding sign up to 125 square feet in area and up to 25 feet in height. More recently, the Village approved 60-square foot temporary signs for The Carlisle at 435 E. Butterfield Rd. This approval was based in part upon the speed of traffic along Butterfield Road, which necessitated a sign area of 60 square feet in area in order to achieve adequate readability. The site conditions in this case are similar to those in PC 09-22 and PC 11-08; therefore, staff is supportive of the requested variations.

The sign along Butterfield is proposed to be located nearly adjacent to the front property line; however, as previously noted in the Engineering comments, this sign must be relocated so that it is not within the Village's watermain easement (as depicted in the following image).

Proposed and Potential Freestanding Sign Locations – Butterfield Road Frontage



In addition, the proposed freestanding sign on Technology Drive must be relocated so that it is not within the clear sight easement identified on the proposed site plan.

Proposed Wall Signage

The petitioner is proposing a total of five wall signs: one facing Butterfield Road (north elevation), two facing Technology Drive (west elevation), and one each on the east and south elevations. The total sign area of all five wall signs is approximately 223 square feet, which is well below the total 596 square feet allowed by code. Historically, staff has supported signage

deviations for the number of signs provided that the total square footage did not exceed that allowable by code. Most recently in this area, variations and/or deviations for the allowable number of wall signs was granted as part of PC 10-01 (555 E. Butterfield Road), SPA 10-01ph (1 Yorktown Shopping Center), and SPA 10-07ph (2331 Fountain Square Drive).

In this case, the siting of the building on the subject property provides for four “main” elevations, with the west, north, and east elevations visible from Butterfield Road and the west and south elevations visible from Technology Drive. With two frontages along public streets, the Sign Ordinance allows only two wall signs for this property. As customers will be viewing and accessing the site from multiple directions, the need to have signage on multiple elevations is desirable. Staff feels that the location and design of the building warrant the need for additional wall signage.

FINDINGS AND RECOMMENDATIONS

Based on the submitted petition and the testimony presented, the proposal **complies** with the standards required by the Lombard Zoning and Sign Ordinances; and, therefore, I move that the Plan Commission find that the findings included as part of the Inter-departmental Review Report be the findings of the Plan Commission and that granting the associated relief enhances the overall planned development and is in the best interest of the Village. Therefore, I recommend to the Corporate Authorities **approval** of PC 11-09, subject to the following conditions:

1. The petitioner shall develop the site in substantial conformance with the site plan, landscape plan, and illumination plan prepared by Woolpert, Inc., dated March 2011, sign plans prepared by Clayton Signs, dated March 16, 2011, and building elevations prepared by Chipman Design Architecture, dated March 22, 2011, except where modified by the conditions of approval.
2. The petitioner shall satisfactorily address all comments noted within the IDRC report, including the relocation of the freestanding signs, modification of the Technology Drive sidewalk, relocation of the parking lot island, parking lot striping and signage, and all other Engineering and Fire Department comments.
3. All other conditions approved by Ordinance 4497 shall remain in full force and effect.

Inter-Departmental Review Group Report approved by:

William J. Heniff, AICP
Director of Community Development

c: Petitioner