

December 1, 2005

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

Subject: PC 05-40; 1103-1177 South Main Street (Lombard Pines Shopping Center Planned Development/Enchanted Castle Expansion)

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, Enchanted Castle, requests that the Village approve amendments to Ordinances 2555, 2607, 3104, 3837 and 4056 as it relates to the Lombard Pines Planned Development, located within the B3PD Community Shopping District, Planned Development, and consisting of:

1. A planned development amendment;
2. A conditional use amendment (per Section 155.414 (C)(1) of the Zoning Ordinance) to allow for an expansion for an existing indoor amusement establishment; and
3. An amendment and a deviation from Section 153.505(B)(19)(b)(2) of the Sign Ordinance to allow for an additional wall sign for the indoor amusement establishment.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on November 21, 2005. Frank Sikora, 13774 Steeples Road, Lemont, presented the petition on behalf of Enchanted Castle. He described the request and noted that the proposed expansion of Enchanted Castle will be for an indoor go-kart track. The track will be located in the adjacent space in the shopping center, which was previously occupied by "The Babies Room".

Chairperson Ryan then opened the meeting for public comment. There was no one to speak for or against this petition. He then requested the staff report.

William Heniff, Senior Planner, presented the staff report. The petitioner is proposing to expand the existing indoor amusement establishment into the tenant space immediately to the east of the Enchanted Castle business for an indoor go-kart track. This action requires a conditional use amendment to allow for an expansion for an existing indoor amusement establishment and an amendment and a signage deviation for an additional wall sign.

He noted that the Comprehensive Plan recommends commercial uses at this location. As an approved conditional use, the proposed expansion of an existing indoor amusement establishment will meet the recommendations of the Comprehensive Plan. Regarding compatibility with adjacent uses, the site is surrounded by other retail commercial uses, both within the shopping center as well as along Main Street. Immediately north of the site are well-established single-family residences. The proposed business expansion should not impact the residences to the north as the business activity will be located within the existing building and no external improvements are proposed. The proposed entrance and associated signage will be oriented toward the existing shopping center parking lot and away from the residences. The indoor amusement establishment has been operating on the property for over twenty years. Its expansion will not change the essential character of the business.

He then described the history of the planned development. Ordinance 2555 established a planned development for the center. Subsequent amendments to the planned development addressed signage, site design elements, and building expansions. Enchanted Castle was originally approved as a restaurant with entertainment in 1983 and allowed to expand in 1988 and in 1995. A 1994 ordinance allowed for the installation of additional wall signage.

As the proposal will involve the expansion of a conditional use, a planned development amendment will be required. Staff can support the conditional use amendment as the expansion will be located completely indoors and will not be visible from adjacent properties, the use activity (go-kart track) is similar in nature to many other indoor recreational elements, and the expansion will be in a retail area removed from the heavier traffic areas in the Lombard Pines Shopping Center.

He then noted that as the site is a planned development, the signage associated with the Enchanted Castle site needs to be reviewed in the context of the entire shopping center. The petitioner is proposing a 134-sq. ft. wall sign on the portion of the western elevation that is immediately above the expansion area. After this expansion, Enchanted Castle will occupy all or part of what was originally four separate tenant spaces that would have been entitled to a total of five wall signs. However, as a single tenant, only two wall signs are permitted. Other tenants within the shopping center have been granted relief for additional wall signs and/or sign area. If the go-kart entity was operated as a separate business entity all together, the proposed signage would meet the Sign Ordinance provisions. Therefore, staff is supportive of the signage request.

In closing, he noted a couple of modifications to the conditions of approval for clarity.

Chairperson Ryan then opened the meeting for discussion among the Plan Commission members.

Commissioner Olbrysh noted that Enchanted Castle has been a well-established business in the community. He confirmed that the signage relief was only for the number of signs and not the size of the signage. He also confirmed that if the proposed Go-Kart sign was a sign for a separate business it could be approved as proposed without any zoning relief.

After due consideration of the petition and the testimony presented, the Plan Commission found that the petition does comply with the standards required by the Lombard Zoning and Sign Ordinances; and, therefore, I move that the Plan Commission adopt the findings included within the Inter-Departmental Group Report as the findings of the Lombard Plan Commission, and recommend to the Corporate Authorities **approval** of PC 05-40, subject to the following conditions as amended by the Plan Commission:

1. That Section 1 of Ordinance 2607 adopted June 23, 1983 be amended as follows:
 1. That Section 2 of Ordinance number 2555 be further amended to include an addition to an indoor amusement establishment, subject to the following conditions:
 - a. Attachment of a final floor plan for review and approval as part of a building permit submittal and consistent with the building plan prepared by Jakl Brandeis Architects, Ltd., dated October 10, 2005, and made a part of this petition;
 - b. The indoor amusement establishment shall be limited to the west end of the 1103 S. Main Street building and including the tenant space at 1121 S. Main Street; and
 - c. Subject to any necessary licensing required for indoor amusement establishments.
2. That Section 1 of Ordinance 3837 adopted March 18, 1994 be further amended to include the following additional provision:
 - E. That the retail space at 1121 S. Main Street shall be permitted to erect an additional wall sign associated with the indoor amusement establishment located at 1103 S. Main Street. Said sign shall not exceed 134 square feet in sign surface area and shall be designed and installed consistent with the sign plan, prepared by Speedi Sign and submitted as part of the petition.
3. That Section 2 of Ordinance 3837 shall be amended to include the tenant spaces at 1103 S. Main Street as well as the retail space at 1121 South Main Street.

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4. The petitioner shall apply for any requisite building permits and Certificates of Occupancy for the tenant space to be occupied by the indoor amusement establishment.
5. The indoor establishment use shall be occupied consistent with all provisions of Village Code.

Respectfully,

VILLAGE OF LOMBARD

Donald F. Ryan
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission

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