

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


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

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : November 21, 2019 **(BOT) Date:** December 5, 2019

SUBJECT: PC 19-24; Lilac Station, 101-109 S. Main Street

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village take the following actions on the subject property, located within the B5PD Central Business District Planned Development

Amend Ordinance 7704 and approve a Major Change to a Planned Development, pursuant to Section 155.504(A)(4) of the Lombard Village Code, to provide for the previously approved southern commercial building to change its physical location by more than ten feet. The petition also includes the following companion and amended variances to landscaping/fencing requirements, as set forth more fully within the submitted development plans.

The Plan Commission recommended approval of this petition by a vote of 6-0-1, with one member abstaining due to a conflict of interest. Please place this petition on the December 5, 2019 Board of Trustees agenda with a waiver of first reading.

Fiscal Impact/Funding Source:

Review (as necessary):


Finance Director _____ Date _____
Village Manager _____ 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: Scott R. Niehaus, Village Manager

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

MEETING DATE: December 5, 2019

SUBJECT: **PC 19-24; Lilac Station, 101-109 S. Main Street**

Please find the following items for Village Board consideration as part of the December 5, 2019 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 19-24; and
3. An Ordinance granting approval of a major change to a planned development with companion variations from the Zoning Ordinance on the subject property located within the B5PD Central Business District Planned Development.

The Plan Commission recommended approval of this petition by a vote of 6-0-1, with one member abstaining due to a conflict of interest. Please place this petition on the December 5, 2019 Board of Trustees agenda with a waiver of first reading.



VILLAGE OF LOMBARD

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www.villageoflombard.org

December 5, 2019

Village President
Keith T. Giagnorio

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

Village Clerk
Sharon Kuderna

Subject: PC 19-24, Lilac Station, 101-109 S. Main Street

Trustees

Dan Whittington, Dist. 1
Anthony Puccio, Dist. 2
Reid Foltyniewicz, Dist. 3
Andrew Honig, Dist. 4
Daniel Militello, Dist. 5
William "Bill" Ware, Dist. 6

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village take the following actions on the subject property, located within the B5PD Central Business District Planned Development:

Village Manager
Scott R. Niehaus

1. Amend Ordinance 7704 and approve a Major Change to a Planned Development, pursuant to Section 155.504(A)(4) of the Lombard Village Code, to provide for the previously approved southern commercial building to change its physical location by more than ten feet. The petition also includes the following companion and amended variances to landscaping/fencing requirements, as set forth more fully within the submitted development plans:
 - a. A zoning variation from Section 155.205(A)(2)(f)(iii) of the Village Code for a fence or wall in the B5 District exceeding six feet (6") in height;
 - b. A zoning variation from Section 155.418(K), Section 155.508(C)(6)(b), Section 155.707(B)(3), Section 155.707(A)(3), and Section 155.709(B) of the Village Code to allow for the elimination of the transitional landscape yard improvements (on the east side), including fencing, and perimeter lot landscaping;
 - c. A zoning variation from Section 155.706 of the Village Code to eliminate the interior and perimeter parking lot landscaping requirement; and
 - d. A zoning variation from Section 155.709(B) of the Village Code to eliminate the requirement to provide one (1) shade tree for every seventy-five (75) lineal feet of required perimeter lot landscaping.

"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."

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on November 18, 2019. Sworn in to present the petition was Drew Mitchell, William Heniff, Community Development Director and Jennifer Ganser, Assistant Director.

Commissioner Flint recused himself as he is a member and owner at Prairie Food Co-op. He left the dais.

Ms. Ganser read the Plan Commission rules and procedures.

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

Mr. Mitchell introduced himself from Holladay Properties. He thanked staff and the Plan Commission for being welcomed back. He said the Plan Commission and Board gave Holladay a directive to work with Prairie Food Co-op (PFC) on their site plan. He noted they did work together and amended the site plan to accommodate their truck deliveries. He showed a picture of the old and new site plan. He noted it is a smaller building, but it will work for PFC. The building moved to the north and west. The hatched area allows for better truck turns. He said they hope to break ground in July 2020.

Chairman 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. Ganser presented the staff report, which was submitted to the public record in its entirety. The property received zoning entitlements under PC 19-14, however as the commercial/southern building is moving more than 10' an amendment to the planned development is being requested. The landscaping variances are the same as the previous case, PC 19-14, but are needed for the new location of the southern building. The residential portion is not changing with this Planned Development Amendment in terms of unit count, parking, or location. The commercial building decreased in size and may be angled on the east side to accommodate a delivery truck for the proposed tenant, Prairie Food Co-op. Staff believes the movement of the southern/commercial building is still compatible with the neighborhood. The surface parking lot was reconfigured and parking was reduced to 56 spaces to allow for better truck turning movements. All IDRC comments will need to be met during final engineering.

The Village's traffic consultant (KLOA), reviewed the proposed changes. KLOA notes that deliveries, when possible, should be made when the parking lot is not being utilized. Minor adjustments may be needed to the parking lot to accommodate the truck. The southernmost access drive should be for outbound traffic only. Outbound movements should be right-turn only during the morning and evening rush hours. This will be addressed in final engineering.

During discussion for PC 19-14, there were three changes to the conditions of approval. Condition number 5 was amended to include lighting on balconies, which is reflected in PC 19-24. Condition number 11 is also included and any additional landscaping will be reviewed during final permit review. Condition number 12 "The petitioner shall work with staff on deliveries by semi-truck for the Co-op building." can be removed. This petition, PC 19-24, addresses those concerns and is the cumulation of work and discussion between Holladay Properties, Village staff, and Prairie Food Co-op.

Commissioner Burke asked about a truck turning diagram for a truck going north on Main Street. Ms. Ganser noted the previous plan, PC 19-14, only had a diagram for a truck going south. It may be difficult for a truck to make a right hand turn into the site.

Commissioner Sweetser clarified the building size between the traffic report and site plan. Mr. Heniff said he believes the discrepancies is due to the hatched area.

On a motion by Commissioner Burke, and a second by Commissioner Olbrysh, the Plan Commission voted 6-0-1 to recommend that the Village Board approve the petition associated with PC 19-24, subject to the following eleven (11) conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request except as may be changed for final engineering and building permit approval and the following conditions below.
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.
3. The petitioner shall apply for and obtain a building permit for any development activity on the subject property.
4. Construction shall begin within one (1) year from the date of approval of the ordinance, unless otherwise extended by the Village Board.
5. Lighting on the residential portion of the building, including balconies, shall be shielded so that all illumination is directed toward the building and away from adjacent properties.
6. The property will have a cross park and cross access easement recorded against the two (2) parcels that comprise the subject property.
7. All outdoor trash collection areas shall be screened on all four (4) sides, with a masonry/concrete wall the same materials as the principal building or a fence constructed with the same material as other fencing on the subject property.
8. Upon a request by the Village, the petitioner shall provide a final fence plan to include a fence along the east property line that shall be eight feet (8') tall and of a solid material. Said fence shall be constructed per the approved plan.
9. The traffic engineering comments offered by KLOA and as part of PC 19-14 and PC 19-24 shall be addressed in final engineering.
10. Per the updated plans, the residential building will be pushed back five feet (5') to the west to allow for a transitional building setback.
11. The petitioner shall work with staff on increasing landscaping throughout the project.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

c. Lombard Plan Commission

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NO. 7704
APPROVING A MAJOR CHANGE TO A PLANNED
DEVELOPMENT WITH COMPANION VARIATIONS FROM
THE ZONING ORDINANCE ON THE SUBJECT PROPERTY
LOCATED WITHIN THE B5PD DISTRICT; FOR THE
PROPERTY AT 101-109 S. MAIN STREET**

PC 19-24; Lilac Station, 101-109 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 B5PD Central Business District;

WHEREAS, on August 15, 2019 the Village Board adopted Ordinance 7704 which established the Lilac Station Planned Development on the subject property and,

WHEREAS, an application has heretofore been filed requiring approval of the following major changes to the planned development with associated variances pursuant to the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code):

1. Amend Ordinance 7704 and approve a Major Change to a Planned Development, pursuant to Section 155.504(A)(4) of the Lombard Village Code, to provide for the previously approved southern commercial building to change its physical location by more than ten feet. The petition also includes the following companion and amended variances to landscaping/fencing requirements, as set forth more fully within the submitted development plans:
 - a. A zoning variation from Section 155.205(A)(2)(f)(iii) of the Village Code for a fence or wall in the B5 District exceeding six feet (6") in height;
 - b. A zoning variation from Section 155.418(K), Section 155.508(C)(6)(b), Section 155.707(B)(3), Section 155.707(A)(3), and Section 155.709(B) of the Village Code to allow for the elimination of the transitional landscape yard improvements (on the east side), including fencing, and perimeter lot landscaping;
 - c. A zoning variation from Section 155.706 of the Village Code to eliminate the interior and perimeter parking lot landscaping requirement; and
 - d. A zoning variation from Section 155.709(B) of the Village Code to eliminate the requirement to provide one (1) shade tree for every seventy-five (75) lineal feet of required perimeter lot landscaping.

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on November 18, 2019 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 major change to a planned development with associated variances 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 major change to a planned development with associated variances are hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3.

SECTION 2: That this ordinance is limited and restricted to the subject property located at 101-109 S. Main Street, Lombard, Illinois, and more specifically legally described as set forth below:

PARCEL 1:

LOT 1 (EXCEPT THEREFROM THE WEST 10 FEET DEDICATED FOR MAIN STREET BY PLAT OF DEDICATION ATTACHED TO ORDINANCE RECORDED JANUARY 10, 2006 AS DOCUMENT R2006-005178) IN BIG IDEA PRODUCTIONS RESUBDIVISION, BEING A RESUBDIVISION OF PART OF BLOCK 22 IN THE TOWN OF LOMBARD IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED APRIL 20, 1999 AS DOCUMENT NUMBER R99-90133 IN DUPAGE COUNTY, ILLINOIS.

PARCEL NUMBER: 06-08-111-035

PARCEL 2

LOT 1 (EXCEPT THEREFROM THE WEST 10 FEET DEDICATED FOR MAIN STREET BY PLAT OF DEDICATION ATTACHED TO ORDINANCE RECORDED JANUARY 10, 2006 AS DOCUMENT R2006-005178) IN BRUST'S RESUBDIVISION, IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 14, 1999 AS DOCUMENT NUMBER R99-010668, IN DUPAGE COUNTY, ILLINOIS.

PARCEL NUMBER: 06-08-111-036

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 plans submitted as part of this request except as may be changed for final engineering and building permit approval and the following conditions below.
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.
3. The petitioner shall apply for and obtain a building permit for any development activity on the subject property.
4. Construction shall begin within one (1) year from the date of approval of the ordinance, unless otherwise extended by the Village Board.
5. Lighting on the residential portion of the building, including balconies, shall be shielded so that all illumination is directed toward the building and away from adjacent properties.
6. The property will have a cross park and cross access easement recorded against the two (2) parcels that comprise the subject property.
7. All outdoor trash collection areas shall be screened on all four (4) sides, with a masonry/concrete wall the same materials as the principal building or a fence constructed with the same material as other fencing on the subject property.
8. Upon a request by the Village, the petitioner shall provide a final fence plan to include a fence along the east property line that shall be eight feet (8') tall and of a solid material. Said fence shall be constructed per the approved plan.
9. The two (2) commercial drive-ways on Main Street shall be one way in and one way out, as noted in the traffic report by KLOA.
10. Per the updated plans, the residential building will be pushed back five feet (5') to the west to allow for a transitional building setback.
11. The petitioner shall work with staff on increasing landscaping throughout the project.

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 _____, 2019.

First reading waived by action of the Board of Trustees this _____ day of _____, 2019.

Passed on second reading this _____ day of _____, 2019, pursuant to a roll call vote as follows:

Ayes: _____

Ordinance No. _____
Re: PC 19-24
Page 4

Nays: _____

Absent: _____

Approved by me this _____ day of _____, 2019.

Keith T. Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published in pamphlet from this _____ day of _____, 2019.

Sharon Kuderna, Village Clerk