



### **SURROUNDING ZONING AND LAND USE**

- North: B3PD - Community Shopping District Planned Development; developed as a furniture store, known as Ethan Allen
- South: B3PD - Community Shopping District Planned Development; developed as a sporting goods store, known as Dick's Sporting Goods
- East: B3PD - Community Shopping District Planned Development; developed as a restaurant known as P.F. Chang's
- West: B3PD - Community Shopping District Planned Development; developed as a restaurant known as Uncle Julio's

### **ANALYSIS**

#### **SUBMITTALS**

This report is based on the following documents filed on October 26, 2011 with the Department of Community Development:

1. Public Hearing Application.
2. Exterior Finish Plan, prepared by Jencen Architecture, dated June 30, 2011.
3. Paint sample of Sherwin Williams "Black Cherry"
4. Email from Paul Wolenski dated 11/14/11 summarizing their request.

#### **DESCRIPTION**

Jared Galleria of Jewelry is proposing to change the color of their EIFS (entrance) portico from 'Redwood' to 'Black Cherry' at their location within the Fountain Square Planned Development. As Jared's Galleria of Jewelry was originally approved as part of a site plan approval, which required a specific color scheme for the exterior facades, site plan approval is now required to alter such color scheme.

#### **INTER-DEPARTMENTAL REVIEW COMMENTS**

#### **PRIVATE ENGINEERING**

The PES Division of Community Development has no comments.

#### **PUBLIC WORKS**

Public Works has no comments.

## **BUILDING DIVISION**

The Building Division has no comments.

## **FIRE DEPARTMENT**

The Fire Department has no comments.

## **PLANNING**

The petitioner, Jared Galleria of Jewelry is requesting to alter the color of the entrance façade as part of a 10-year remodel project for the store. In specifying exterior painting work, Jared is proposing to change the paint color on their three (3) existing entrance porticos (north, south & west) from the previously approved “Redwood” color to “Black Cherry” as it is the prototypical color they strive to maintain for all of the stores throughout the United States. In their opinion, the Black Cherry color matches well with the other colors and finishes on the building, including the existing awnings that are also “Black Cherry”.

### **Compatibility with the Fountain Square B3 Development Agreement**

#### *Site Plan Approval History*

As part of the overall Fountain Square development agreement, the Village can consider compatibility of building architecture, materials and design throughout Fountain Square. In October 2000, staff conducted a workshop for the concept plans associated with the now Jared’s Galleria of Jewelry (minutes attached). During such time, it was explained that the jewelry store elevations were typical of a scheme many of their stores have throughout the country, and cited the existing Jared Chicago locations. During that workshop, some of the Plan Commission members were concerned about the color schemes of the proposed Jared’s citing differences in color between the proposed color schemes and the surrounding buildings. At that time, Dicks Sporting Goods, Weber Grill, PF Changs and Champs were the only buildings constructed.

The following month (during the November 2000 Plan Commission meeting), site plan approval was granted (SPA 00-05) to construct the 10,680 square foot building, which included the 5,780 square foot Jared’s store (Phase I) and 4,900 square feet of additional space, which now contains a Starbucks and DMK Burger (Phase II). As part of the approvals and at the request of the Plan Commission, Jared agreed to paint their entrance façade to a lighter “Redwood” color than their preferred “Black Cherry” (minutes attached).



Existing building looking north

Furthermore, the following design elements, colors and styles were approved for Jared's:

Jared's Store

- Brick Exterior: monico blend (brown/grey mix)
- E.I.F.S. Color and Finish (entrance): redwood
- E.I.F.S. Color and Finish (parapet trim): white dove (white)
- Awnings: black cherry
- Aluminum door/window framing: redwood
- Signage: interior illuminated signage to include diamond icon with white plexiglass face; store name identification to be the same
- Signage on Awning: gold
- Additional Building Lighting: white plexiglass face with gold metal trim

*Proposed Changes*

As shown below, Jared's would like to repaint the existing porticos to a darker color (Black Cherry", which is consistent with their corporate colors. The picture below is taken at one of their newer stores.



While staff recognizes that there may have been some concerns relative to the color of the Jared's entrance façade prior to the development of the Jared's store, staff notes that since Jared's opening, many new structures have been built including Uncle Julios, Ethan Allen, Residences at Fountain Square & Sunrise Senior Living. In 2004, Uncle Julios (SPA 04-07ph) was allowed to revise their elevations with a darker paint scheme. As noted in that case, both staff and the Plan Commission felt that the revised color scheme was consistent with the overall development.



#### **Compatibility with the Comprehensive Plan**

The Comprehensive Plan recommended the entire site be developed only on a planned and coordinated basis. The Jared store and the accompanying retail use is a permitted use by the B3 Development Agreement. The proposed use is compatible with the Comprehensive Plan.

#### **Compatibility with the Surrounding Land Use**

The subject property is within the Fountain Square B3 Community Shopping District Planned Development. To the south is the Dick's sporting goods, to the north are the Hyatt Place and Ethan Allen and to the west is Uncle Julios. The proposed use is compatible with the surrounding business use.

Staff believes that the proposed change in color to Jared's existing porticos is compatible with the surrounding buildings, which provide a wide variety of colors and finishes. The new color of the porticos is in keeping with the deeper, more intense colors found on other buildings within Fountain Square, such as the dark reds and browns of the Hyatt Place, Uncle Julios and Dick's buildings. Therefore staff does not object to the color change.

#### **FINDINGS AND RECOMMENDATIONS**

The Department of Community Development has determined that the proposed changes are compatible with the surrounding land uses, the Comprehensive Plan and the provisions of the previously established planned development. The Inter-Departmental Review Committee

Plan Commission

Re: SPA 11-08

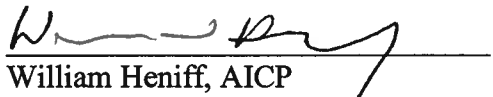
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recommends that the Plan Commission make the following motion recommending approval of the Site Plan Approval for SPA 11-08:

Based on the submitted petition and the testimony presented, the proposed site plan approval does comply with the standards required by the Lombard Zoning, Sign and Subdivision and Development Ordinances and is compatible with the approved planned development; therefore, I move that the Plan Commission accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission and therefore, I move that the Plan Commission **approve** SPA 11-08, subject to the following condition:

1. That the signage be developed in conformance with the proposed exterior finish plan, prepared by Jencen Architecture, dated June 30, 2011.

Inter-Departmental Review Group Report Approved By:

  
\_\_\_\_\_  
William Heniff, AICP  
Director of Community Development

c: Petitioner

## Workshops

### *Jared's Jewelers*

*Bill Heniff stated that in anticipation of a hearing for site plan approval tentatively scheduled for the November Plan Commission meeting, the petitioner would like to bring forward a concept plan for a proposed development in the Fountain Square development for a retail use. Jarod's Jewelers is proposing to construct a retail store on a part of Lot 6 on the east side of the vacant lot between Amerisuites and Galyans. Staff distributed a site layout that included the proposed elevations of the jewelry store and center.*

*Mr. Heniff explained that the petitioner is proposing a 10,680 square foot building which would include the jewelry store as well as retail space which may include a small restaurant/coffee shop or another tenant. Two different concepts for the project are being proposed by the petitioner -the first as a stand-alone unit and the second which would be adjacent to a complementary retail use. The petitioner had concerns relative to the development of the site in that should they not come up with a tenant for the west side, they would be able to develop the east side or the Jared's store. He explained that the jewelry store elevations were typical of a scheme many of their stores have throughout the country, and cited the existing Jared Chicago locations.*

*Mr. Heniff concluded by indicating that the architect, Roger Heinenann, was present to answer questions and requested the Commissioner's comments/suggestions on these concepts prior to the actual Plan Commission submittal.*

*Mr. Heinenann provided color renderings and a material board. He explained the entrance area as it had been changed and how it is different from the color rendering. He showed the elevations for the proposed Jareds as a stand alone and with retail space.*

*Commissioner Kramer indicated that she had visited their Aurora store. She felt that type of business in Fountain Square would be a nice asset to the community but had reservations as to some of the colors, features and materials used in the Aurora store as they wouldn't complement the Fountain Square development.*

*Chairperson Ryan questioned the color schemes. Mr. Heinenann indicated that the proposed colors would be identical to the Aurora store as far as Jareds was concerned.*

*Commissioner Kramer expressed that she would like to see the bottom portion blended more if the same building to provide cohesion. If they are different buildings then it would be acceptable.*

*Commissioner Zorn felt that the colors were too dark and need to be toned down. She suggested using face split block for the base.*

*Commissioner Kramer suggested that the bottom portion be similar to Galyans. Roger stated he went to look at Galyans and Amerisuites relative to the water table height and stated that their water table is 1/10 of building and Jareds is 1/6 or 1/8.*

*Commissioner Sweetser expressed that she did mind uniqueness but did not want it to stand out as the building should be viewed as part of a whole. It was her opinion that the diamond design was disproportionately large to the sense of the façade and if the proposal would be for two buildings together she didn't want to see two different colors*

*or unsimilar businesses.*

*Commissioner Flint felt the design was excellent but had reservations as to the color. He suggested a lighter base and darker tone of brick. If the dryvit area was a lighter tone it would give a totally different look. Roger stated that his client does have some degree of flexibility as at one location they did use split face block. He indicated that they would be straying from the basic appearance of their building and the elements that are a part of their corporate look.*

*Commissioner Flint indicated that a different balance of color would have a great effect.*

*Chairperson Ryan stated that he would like to keep the image of Fountain Square as it has been well received and doesn't want to reduce the value of the development by color schemes.*

*Mr. Heinenann asked the Commissioners if the dryvit is going to be a deciding factor on the design as Changs and Weber Grill has quite a lot. Commissioner Kramer stated they were interested in a percentage to get a feel. She didn't mind the use of a percentage of dryvit or as an accent but just dryvit wouldn't be appropriate.*

## **Adjournment**

*The meeting was adjourned at 9:22 P.M. on October 16, 2000.*



Chairperson Ryan asked if there was anyone present who wished to address the Plan Commission regarding anything not on the agenda. Helene Stuckland, a resident in the Oakbrook Terrace Condominium Complex, stated that she has a unit on 12<sup>th</sup> floor of the building which overlooks Fountain Square of Lombard. She stated that spillover lighting from the waterfall at Fountain Square carries over into their apartments. She noted that it is bothersome to elderly residents and some have resorted to installing special shades. She noted that during the past weekend the waterfall was not lit up and that that is not what they want either. They look forward to viewing the waterfall but the hope is to find a way to accomplish a reduction in the lighting intensity in a tasteful manner. She concluded by noting that she is willing to let them come to their condo to understand its impact.

Commissioner Kramer stated that she has been following this item. She read a letter from Shaw Company to David Hulseberg, Director of Community Development pertaining to this issue. She noted that the letter stated that the floodlights have been switched off. While she appreciates the lights being turned off for people to sleep as an immediate solution, there must be a different solution to this issue. She would like to see the developer make some other efforts using low voltage lighting or lighting on the stone work to provide a solution.

### **SITE PLAN APPROVALS**

**SPA 00-05: Fountain Square of Lombard/Jared Galleria of Jewelry:** The petitioner requests Site Plan Review approval with signage deviations for Jared Galleria of Jewelry (and associated retail use) on the eastern portion of Lot 3 of the Resubdivision of Lot 6 in the B3 Community Shopping District Planned Development of Fountain Square. A Site Plan Review is necessitated by the Development Agreement set forth for Fountain Square to ensure compliance with all applicable agreements, ordinances and regulations. The petitioner's site plan approval request also includes deviations from Sections 153.505 B.15, 153.237 F and 153.211 F of the Village Sign Ordinance to allow for the mix and number of wall and awning signs for the Phase I and Phase II developments as detailed on the signage calculations submitted with the Site Plan Approval application and shown on the elevation plans.

William Heniff, Senior Planner, presented the petition. He stated that the petitioner intends to construct a 10,680 square foot building to include the proposed 5,780 square foot jewelry store and 4,900 square feet of additional space to include another retail commercial tenant and/or a small restaurant use. While the preferred alternative is to develop the entire site at one time, the petitioner would also like the ability to develop the site in two phases if no tenant can be secured for the additional retail area. Phase I would include the development of a stand-alone Jared store. Phase II would include the additional retail area. To facilitate this alternate option, the petitioner has also submitted site development plans with only the jewelry store.

Mr. Heniff noted the building colors and materials for the proposed development. Including the parapet, the building is proposed to be 23 feet high to the roof line with the entrance features not exceeding 29 feet. He noted that the Phase II concept also includes the addition of the retail area to the west of the proposed store. The base and parapet themes are proposed to be carried though onto the retail area as well.

He then noted that the petitioner is also requesting approval of three following signage deviations as part of the site plan approval. At this time, the petitioner is not proposing to subdivide the property. Should the property owner wish to do so in the future, a subdivision request will be brought forward for Plan Commission consideration. The Inter-departmental Review Committee has submitted comments regarding the petition that can be incorporated into the development plans for the site.

He then noted that the proposed use is compatible with the Fountain Square of Lombard development plan and is listed as a permitted use as part of the overall development agreement. He also noted that the use is compatible with the comprehensive plan and surrounding land uses.

He then referenced the development agreement which calls for review of design elements, traffic, and stormwater elements. He referenced the color boards and elevations to describe the proposed building and the site. He noted that Bucher, Willis and Ratliff, the Village's traffic consultant, has reviewed the proposed traffic generation figures and concurs with the data submitted by the petitioner. He also stated that the proposed parking meets the Zoning Ordinance standards. He also noted the changes that were requested by the Plan Commission included in the plan submittal.

Mr. Heniff then discussed the sign variation request. As the Fountain Square of Lombard Planned Development allows the Plan Commission to grant sign variations as part of the Site Plan Approval process, the petitioner is requesting approval of three signage deviations to allow for the proposed signage on the property.

1. Section 153.505 B. 15 to allow for the number and total sign surface area to be based upon private drives rather than public rights of way and to allow for the number and areas of sign surface area.
2. Section 153.239 F to allow for awning signage in conjunction with wall signs. The Sign Ordinance does not allow for the mixing of wall and awning signage.
3. Section 153.211 F to allow for logos on the awnings to be displayed in conjunction with wall signs.

He noted that staff is supportive of the variation requests due to the unique nature and configuration of the site.

He concluded by noting that staff is recommending approval with conditions. He also noted that condition 4 should be modified to remove the "shared parking" requirement from the condition.

Commissioner Olbrysh asked about the entryway and signage elements as asked if the petitioner if they had a trademark on that item. Jon McClure, representative with Chesapeake Properties, stated that Jared is a trademark, but the diamond is a part of their logo.

Commissioner Kramer stated that the design is different from other sites approved in the development. She noted that this is at the end range of compatibility but appreciates the changes made by the petitioner.

A MOTION WAS MADE BY COMMISSIONER KRAMER AND SECONDED BY COMMISSIONER SWEETSER TO APPROVE PHASES I AND II OF SPA 00-05 TO INCULDE THE REQUESTED SIGNAGE DEVIATIONS, SUBJECT TO THE FOLLOWING CONDITIONS AS AMENDED:

1. This site plan approval is approved pending confirmation that it does not conflict with the final engineering plan for the Fountain Square Planned Development.
2. That the site be developed in conformance with the plans submitted as part of the Phase II development. Should Phase I and Phase II of the development not occur simultaneously, the petitioner shall be permitted to develop the site in substantial conformance with the submitted Phase I plans. However, all utilities shall be required to be designed and constructed based upon the Phase II plans.
3. That an access point be provided from the proposed south parking lot to the Galyan's access drive. The alignment shall be reviewed and approved by the Director of Community Development.
4. A cross access agreement shall be required between the owners of the proposed Jared's site and the remainder of Lot 6 immediately west of the subject site. Such agreement shall be recorded prior to the development of the Jared site.
5. The petitioner shall address the Public Works, Engineering, Building Inspection Services and Fire Department comments which are included as part of the staff report.
6. The petitioner shall apply for site plan approval prior to construction or installation of any awnings or signage proposed as part of the Phase II development.
7. That exclusive of loading or unloading of jewelry itself, all loading activities shall be done from the north side of the building.

8. That the trash enclosure be designed and constructed to accommodate all trash generated from the site. That the enclosure gates be constructed of material and painted to match the adjacent EIFS color.

THE ROLL CALL VOTE WAS 4-0 AS FOLLOWS:

Ayes: Flint, Kramer, Olbrysh and Sweetser

Nays: None

### **DU PAGE COUNTY HEARINGS**

#### **ZBA 4652-00A**

William Heniff, Senior Planner, noted that a petition has been received by DuPage County for rezoning and conditional use approval with a variation for a self-storage facility at the southwest corner of Roosevelt Road and Lawler Avenue (ZBA 4652-00A). In anticipation of this public hearing, staff is soliciting the input of the Plan Commission.

Mr. Heniff noted that in March, 2000, DuPage County received a request for zoning relief (ZBA Case 4652-00) for the construction and operation of a mini-warehouse facility at the southwest corner of Roosevelt Road and Lawler Avenue. The petition for relief included a rezoning from R-4 Single Family Residential District to B-2 General Commercial District for the southern portion of the site, a conditional use for a mini-warehouse and variation requests in Floor Area Ratio and interior side yard setback requirements.

The Village Board approved a resolution of objection (Resolution 123-00) noting that the proposed use was contrary to the Village's Comprehensive Plan. The Village of Lombard Comprehensive Plan identifies the subject property for mixed commercial and office uses along Roosevelt Road and estate residential on the south side of the subject property. The plan further identifies this area as part of a corridor redevelopment area where general tenant office and hotel uses should be encouraged. The plan also recommends that development activity should include an entire block face.

At the time of the initial public hearing, the proposed use was not classified as a permitted or conditional use in business zoning districts within the Lombard Zoning Ordinance and was a permitted use only within the I – Limited Industrial District. Staff raised the concern that should the site be annexed in the future and rezoned for commercial or office uses per the Comprehensive Plan recommendation, the proposed use would be nonconforming.