

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission HEARING DATE: November 21, 2005

FROM: Department of Community PREPARED BY: William J. Heniff, AICP
Development Senior Planner

TITLE

PC 05-40; 1103-1177 South Main Street and 150 East Roosevelt Road (Lombard Pines Shopping Center Planned Development): The petitioner 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.

GENERAL INFORMATION

Petitioner: Enchanted Castle
7759 S. Harlem Avenue
Burbank, IL 60459

Property Owner: The Sackar Company
d.b.a. LaSalle Bank Trust 21022
945 W. George, Suite 207
Chicago, IL 60657

Status of Petitioner: Lessee of subject premises

PROPERTY INFORMATION

Existing Land Use: Shopping center

Size of Property: Entire Planned Development - approximately 19.5 acres; Parcel A –
approximately 0.80 acres

Comprehensive Plan: Recommends Community Commercial land uses

Existing Zoning: B3 PD Community Shopping District/Planned Development

Zoning and Land Use Surrounding the Planned Development:

North: R2 Single-Family Residence District; developed as single-family residences

South: B3 Community Shopping District; developed as miscellaneous retail businesses south of Roosevelt Road; developed as a White Castle fast-food restaurant at the southwest corner of the planned development

East: O PD Office - Planned Development; developed as the National University of Health Sciences

West: B3 Community Shopping District; developed as miscellaneous retail businesses (offices, gas station, convenience retail and fast-food restaurants)

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on October 24, 2005:

1. Petition for Public Hearing
2. Response to Standards
3. Plat of Survey, prepared by National Survey Service, Inc., dated September 28, 1993 and most recently revised March 19, 1999.
4. Existing site plan.
5. Interior floor plan, prepared by Jakl Brandeis Architects, Ltd., dated October 10, 2005.
6. Proposed elevation and wall sign, prepared by Speedi Sign (no date).

DESCRIPTION

The petitioner is proposing to expand the existing indoor amusement establishment into the tenant space immediately to the east of the Enchanted Castle business (formerly occupied by The Baby's Room). The new area will be used as an indoor go-kart track. Associated with the petition is 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 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.

The facility is proposed to be located within the Lombard Pines Shopping Center Planned Development. To facilitate this approval, amendments to the planned development ordinances are also required. For reference purposes, a list of past Village actions and copies of the Ordinances that need to be modified are listed in Appendix I.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

Private Engineering Services

Private Engineering Services does not have any comments on the petition.

Public Works

The Engineering Division of the Department of Public Works does not have any comments on the petition

FIRE AND BUILDING

The Fire Prevention Bureau and the Bureau of Inspectional Services does not have any objections to the petition. However, they do note that the space proposed to be occupied by the petition must pass all building and life/safety inspections prior to occupancy. A new certificate of occupancy will also be required.

PLANNING

Compatibility with the Comprehensive Plan

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.

Compatibility with Surrounding Land 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 residential properties to the north as the business activity will be located within the existing building and no external improvements are proposed along the north building wall. Moreover the proposed entrance and associated signage will be oriented toward the existing shopping center parking lot and away from the residences.

With respect to compatibility with the adjacent shopping center uses, staff notes that 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.

Compliance with the Zoning Ordinance

Ordinance 2555, adopted September 23, 1982 (PC 82-8) 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 by Ordinance 2607 (PC 83-12) and allowed to expand by Ordinance 3104, adopted October 20, 1988 (PC 88-22), and again by Ordinance 4088, approved October 19, 1995 (PC 95-14). Ordinance 3837, approved March 17, 1994 (PC 94-05), allowed for the installation of additional wall signage.

As the petitioner's proposal will involve the expansion of a conditional use, an amendment to the approved planned development will be required. From staff's perspective, the conditional use amendment can be supported based upon the following factors:

1. The business expansion will be located completely indoors and will not be visible from adjacent properties.
2. The use activity (go-kart track) is similar in nature to many other indoor recreational elements (i.e., bumper cars, reality simulators, etc.) commonly found at amusement establishments.
3. The business expansion will be in a retail area removed from the heavier traffic areas in the Lombard Pines Shopping Center. The expansion will be in a tenant space that may be more difficult to lease otherwise. Moreover, it may draw additional customers into the strip retail area within the shopping center.

Compliance with the Sign Ordinance

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 by Code. Currently, Enchanted Castle has the following wall sign elements on their building elevations:

South Wall

Channel letter text: "Enchanted Castle" and "Restaurant & Entertainment Center"

Awning Text "Fun, Games, Rides, Attractions and Entertainment Center

4 shield elements

1 character "wizard" lighted sign

neon banding

West Wall

Channel letter text: “Enchanted Castle” and “Restaurant & Entertainment Center”
1 character “wizard” lighted sign

Staff notes that many other tenants within the shopping center have been granted relief for additional wall signs and/or sign area (i.e., Culver’s, Hobby Lobby and Jewel/Osco). Moreover, staff notes that 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.

FINDINGS AND RECOMMENDATIONS

Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending approval of this petition subject to the conditions as outlined:

Based on the submitted petition and the testimony presented, the proposed conditional use and variations do 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-department 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:

1. That Section of Ordinance 2607 adopted June 23, 1983 be amended as follows:
 1. That Section 2 of Ordinance number 2555 be further amended to include a restaurant with entertainment 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 restaurant with entertainment 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 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. 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.
 4. The indoor establishment use shall be occupied consistent with all provisions of Village Code.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

att

c: Petitioner

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Appendix I

Lombard Pines Shopping Center B3 PD Community Shopping District Planned Development

Summary of Activity/Ordinances

Ordinance 2555 Adopted September 23, 1982
PC 82-8
Amended by Ordinances 2607, 2686, 2695, 2735, 3837, 4025 (amended by 4056), and 4088
Grants a Conditional Use for the Planned Development.

Ordinance 2607 Adopted June 23, 1983
PC 83-12
Amends Section 2 of Ordinance 2555 to allow a restaurant with entertainment (Enchanted Castle) at the west of the building located at 1103 S. Main Street, subject to the necessary license which would permit the token-operated amusement devices in conjunction with a restaurant.

Ordinance 2686 Adopted July 26, 1984
PC 84-11
Amends Section 2 of Ordinance 2555 to allow an indoor tanning salon at 1127 S. Main Street with conditions.

Ordinance 2695 Adopted September 13, 1984
PC 84-7
Amends Section 2 of Ordinance 2555 to allow the outside storage and sale of merchandise at 1177 S. Main Street (Jewel) with conditions.

Ordinance 2735 Adopted April 25, 1984
PC 85-1
Amends Section 2 of Ordinance 2555 to allow a drive-through customer pick up window at the restaurant located at 1145 S. Main Street with conditions.

Ordinance 3104 Adopted October 20, 1988
PC 88-22
Allows for the expansion of Enchanted Castle with conditions. (Note: the Planned Development Ordinance 2555 should have been amended, but the Planners at the time instead granted a whole new Conditional Use to Enchanted Castle. This oversight was corrected through Ordinance 4088, when Enchanted Castle was allowed to expand from what was existing in 1994 into the adjacent 4,000 sq. ft space, which amends the Planned Development Ordinance 2555.)

Ordinance 3837 Adopted March 17, 1994

PC 94-05

Amends Ordinance 2555 to allow additional wall signage for Enchanted Castle (1103 S. Main Street) with conditions.

Ordinance 4025 Adopted May 18, 1995

PC 95-14

Amended by Ordinance 4056

Amends Ordinance 2555, Section 2, paragraph 2-C, allowing Jewel/Osco an addition of 9,800 sq. ft. and amending Ordinance 2555, Section 2 to add subsections 6 and 7 which require certain site improvements and foundation landscaping in conjunction with the Jewel/Osco expansion.

Ordinance 4056 Adopted July 20, 1995

PC 95-14

Amends Ordinance 4025 to clarify and revise the site improvement required.

Ordinance 4088 Adopted October 19, 1995

PC 95-14

Amends Ordinance 2555, updating the site plan, to allow for a building addition or a new freestanding building, not to exceed 18,000 sq. ft between Jewel and Handy Andy (Hobby Lobby), to allow for the existing Enchanted Castle facility to expand into the existing and adjacent 4,000 sq. ft building space, to allow Brown's Chicken building to become a bank with drive-throughs, with conditions, to allow Long John's Silvers and Boston Market to have drive-throughs. This ordinance also addresses the shopping center signs. It also adds subsections 8, 9, 10, 11, 12 which discuss sidewalk improvements in front of Handy Andy and Jewel, the proposed bank and its required improvements, the Boston market drive-through, the Long John Silver's drive-through, and other site improvements.

Ordinance 4651 Adopted June 17, 1999

PC 99-04

Amends Ordinance 2555, allowing for five wall signs on the west elevation of the building, with the total square footage of all wall signs not to exceed 100 square feet.

Ordinance 5538 Adopted September 2, 2004

PC 04-21

Amending Ordinance 2555 and Ordinance 4088, granting a Conditional Use to provide for a new fast-food restaurant (Culver's) with conditional use for outdoor dining, multiple principal buildings on a lot-of-record and for a drive-through restaurant with signage deviations.

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Ordinance 5624 Adopted April 21, 2005

PC 04-21

Further amending Ordinance 2555, 4088, 5538; granting a Conditional Use to allow for a shopping center identification sign to deviate from the maximum height requirements allowed by Ordinance 2555.

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Appendix I

Lombard Pines Shopping Center B3 PD Community Shopping District Planned Development Copies of adopted Ordinances 2607 & 3837