

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission

HEARING DATE: May 16, 2005

FROM: Department of
Community Development

PREPARED BY: Jennifer Backensto, AICP
Planner I

TITLE

PC 05-12; 2810-2830 S. Highland Avenue (Highlands of Lombard): The petitioner is requesting that the Village take the following actions pursuant to the Highlands of Lombard Annexation Agreement and subsequent amendments thereto located within the Highlands of Lombard B3 Planned Development:

For the property at 2810-2820 S. Highland Avenue:

1. Approval of a Conditional Use for a drive-through establishment/service;
2. Site Plan Approval for a bank building and retail center with the following deviations:
 - a) A deviation from Section 153.505 (B)(19)(a)(2) to allow three (3) wall signs on a single-tenant building; and
 - b) A deviation from Section 153.505 (B)(19)(b)(2) to allow two (2) wall signs per tenant on a multiple-tenant building.

For the property at 2830 S. Highland Avenue (for the purpose of allowing cross access between the subject properties):

3. Site Plan Approval with a deviation from Section 155.602 (C) Table 6.3 to reduce the number of required parking spaces from 78 to 74.

GENERAL INFORMATION

Petitioner/Contract Purchaser: Lawrence Debb
c/o GVA Williams
1011 E. Touhy
Des Plaines, Illinois 60018

Property Owners: LaSalle National Bank Trust #109023
135 South LaSalle Street
Chicago, Illinois 60603

Highland Butterfield LLC
2901 Butterfield Road
Oak Brook, Illinois 60523

PROPERTY INFORMATION

Existing Land Use: Vacant land, strip shopping center, and detention pond

Size of Property: 8.4 acres

Comprehensive Plan: The Comprehensive Plan identifies the site for Community Commercial use and advises the property should be developed on a planned and coordinated basis.

Existing Zoning: B3 Community Shopping District/Planned Development

Surrounding Zoning and Land Use:

North: B3 PD Community Shopping District Planned Development; undeveloped property

South: B3 PD Community Shopping District - Planned Development; developed as the Pier One retail strip center and a detention pond for the Highland of Lombard

East: B3 PD Community Shopping District - Planned Development; Yorktown Center

West: B3 PD Community Shopping District Planned Development; developed as the Great Indoors and CompUSA.

ANALYSIS

SUBMITTALS

This report is based on the following documents filed with the Department of Community Development on April 19, 2005:

1. Petition for Public Hearing.
2. Response to Standards.
3. Site plan prepared by Larson & Darby Group, dated April 15, 2005.
4. Landscape plan prepared by Daniel Weinbach & Partners, Ltd., dated April 14, 2005.
5. Elevations for retail center, prepared by Archideas, no date.
6. Elevations for Amcore Bank, prepared by Larson & Darby Group, dated April 15, 2005.
7. Sign plan for Amcore Bank, prepared by Sign Productions, Inc., dated March 31, 2005 and last revised April 13, 2005.

DESCRIPTION

The petitioner is proposing a bank and 16,000 square foot retail strip center to be located within the Highlands of Lombard Planned Development. The site occupies the southern portion of the vacant parcel immediately north of the Pier One Center. Both buildings will be one story in height and of masonry construction. The bank will have five drive-through lanes on the eastern side of the building, adjacent to Highland Avenue. This project will extend a private drive from the right-in, right-out curb cut on Highland to the existing central drive aisle through the development. This new drive will serve as an additional access point for the entire Highlands of Lombard.

The petitioner is requesting a conditional use for the proposed drive-through lanes, plus site plan approval with signage deviations for the buildings. A parking deviation for the Pier One Center is also required to accommodate cross access between it and the new development.

INTER-DEPARTMENTAL REVIEW COMMENTS

Fire and Building

Fire and Building have reviewed the proposal and offer the following comments:

1. The buildings should be designed for type 1A or 1B construction and must be fully sprinklered and alarmed.
2. Outside-access only, first floor fire sprinkler/alarm rooms must be provided.
3. Fire hydrants must be provided within 75 feet of the buildings' Fire Department connections.

Engineering

The Public Works Engineering Division and Private Engineering Services Division have reviewed the revised plans. An engineering plan still has yet to be submitted. The current plan has insufficient information to provide full comments. However, we offer the following general comments on the revised plans for consideration:

1. The sanitary sewer shall be relocated a minimum of 15 feet away from all points of both buildings. The revised site plan shows the bank building 8 feet away from the existing sanitary main. This would also include relocating the sanitary manhole shown just east of the retail building. A 30 ft. easement shall be granted over the relocated sanitary sewer, this will likely require obtaining additional easements from adjacent property owners.
2. Two (2) parking spaces adjacent to the wet well of the lift station shall be reserved for Village of Lombard Parking Only and shall be signed and striped as such.
3. Prior to receiving any building permit, the developer must provide the Village with documentation authorizing the site improvements on Lot 5 that are shown on the site plans.

4. All existing site utilities shall be shown on the final engineering plans, which are to be signed and sealed by a professional engineer licensed to practice in the state of Illinois. These utilities shall include but not be limited to watermain, sanitary sewer, storm sewer, Nicor Gas, ComEd, SBC, Comcast, and any private irrigation lines as well as all piping and equipment associated with the waterfall and well head for the pond.
5. The petitioner must ensure that the masonry trash enclosures do not encroach into the existing public utility easement along the western property line.
6. The Highlands of Lombard overall development drainage divide ridgeline is no longer shown on the site plan. All stormwater runoff east of the line needs to be routed to the existing detention pond shown on the plans. All stormwater runoff west of the line needs to be routed to the existing storm inlet in the southwest corner of the property. This line may even need to be extended North to service the adjacent property.
7. The Village of Lombard hereby reserves the right to select the type and quantity of landscaping to be placed around the lift station.
8. Additional comments shall be provided upon submittal of a full engineering plan set.

Utilities

The Utilities Division of the Department of Public Works has reviewed this project and has the following comments:

1. Two parking spaces on the west side of the lift station shall be stripped and marked for Village vehicles only. It may be necessary to utilize more than these two spaces and the drive aisle when pump station maintenance is required.
2. The light pole is not shown on all of the plans and must remain.
3. Only shrubs or bushes will be allowed in the island surrounding the lift station. Any vegetation within the lift station or sanitary sewer easement may be removed if required by maintenance and will be replaced at the discretion of Public Works.
4. Construction must not disturb the electrical grounding system that surrounds the lift station. See attached diagram. Contractor will be responsible for testing grounding system at completion of project to ensure its integrity.
5. All sewer mains and manholes must be at least 15 ft from any permanent structure. The Amcore bank sign can not be located within the sanitary sewer easement. PW will provide additional comments during the review of the sanitary sewer main relocation plans.

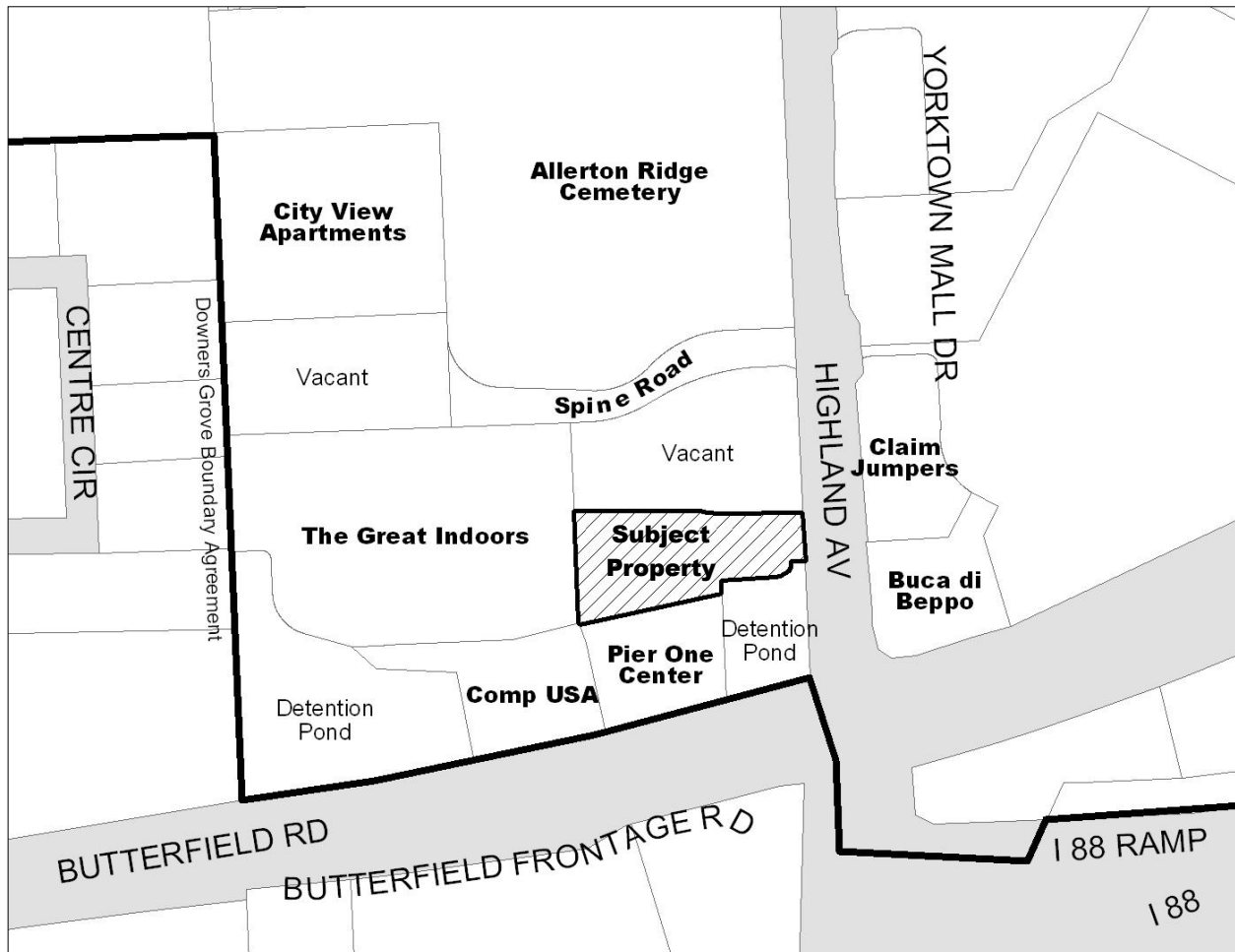
- The Village does not own, operate or maintain the well pump or sprinkler system. It is only prudent to restrict landscaping and provide sufficient accessibility for operation and maintenance.

Planning

Zoning History

The Highlands of Lombard Planned Development (Ordinances 4833 and 4834) that was approved on June 15, 2000 allowed for development activity per the provisions enumerated in the Final Development Agreement for the property. The planned development allows for the construction and operation of specific retail establishments on the property. Financial institutions are listed as permitted uses and any uses that plan to locate within the retail center must be among those uses that are noted within the B3 permitted uses list.

Surrounding Development



Compatibility with the Comprehensive Plan

The Comprehensive Plan identifies the site for Community Commercial Use. The Plan advises that the commercial portion of the property should be developed to include retail, commercial and office uses. The proposed uses are therefore consistent with the Comprehensive Plan.

Compatibility with the Surrounding Land Uses

The subject property is bordered on the south by the Pier One Center and a detention pond and wetland area. The Great Indoors is to the west of the site, and Yorktown Center is located across the street to the east. It is envisioned that additional retail, restaurants and/or offices will be located to the north of the proposed development. The proposed uses are compatible with the existing businesses. Since each individual unit proposed within the planned development requires Site Plan Approval, the Plan Commission review process will help ensure that compatibility with the adjacent uses is provided.

Compatibility with the Highlands of Lombard Development Agreement

The proposed development will be consistent with the Highlands of Lombard Development Agreement and compatible with The Great Indoors, Highlands Apartments, CompUSA, and Pier One Center developments. The Final Development Agreement sets forth specific items with which compliance is necessary for approvals. The proposed retail center meets the requirements of the Development Agreement as follows:

Section 5, C. Streets, Parking and Sidewalks – As part of the approval process, the Village can consider the necessity of internal circulation needs that link the retail store with other development activity that may be constructed on the site. To ensure that full vehicular access is provided around the site, the petitioner will be improving all access drives. The new development will connect to the Pier One Center via a cross access point at the southeast corner of the parking lot. This cross access was envisioned in 2002 at the time the Pier One Center was considered by the Plan Commission.

Installing a cross access driveway will necessitate the loss of four parking spaces on the Pier One Center property. Because that property currently has only the minimum number of parking stalls required by Code, any reduction in stalls will require a parking deviation.

Staff is supportive of this deviation because the cross access will be a substantial benefit for both properties and will allow for the open site circulation provided for throughout the Highlands of Lombard. Also, the bank/retail development will provide at least nine parking spaces above what is required in the Zoning Ordinance. (Eleven extra spaces are noted on the site plan, but two spaces north of the lift station will be reserved for Public Works vehicles.) These surplus spaces will allow for spillover parking from the Pier One Center while still providing more parking spaces than are mandatory.

Section 5, E. Design Standards and F. Signage - In the approval process, the Village can consider compatibility of building architecture, materials and design throughout the Highlands of Lombard development.

Elevations

The elevations for Amcore Bank have been significantly modified since the February 21, 2005 Plan Commission workshop session. Staff finds that these new elevations are more compatible with the CompUSA, Great Indoors, and Pier One Center buildings, particularly due to the increased use of masonry elements and the less prominent roof.

The retail building will be nearly identical to the Pier One Center, although it will be smaller in size (16,000 sq. ft. as opposed to 21,000 sq. ft.). The western elevation (facing The Great Indoors) will have spandrel glass to soften its appearance. This will be consistent with the Pier One Center, CompUSA, and Great Indoors elevations facing Butterfield Road. As depicted on the full color elevations, the petitioner is proposing brick colors and center banding as on the Pier One Center.

The petitioner has also met the elevation specifications noted in the planned development approval. The Final Development Agreement requires 70 percent of all exterior facades to be made up of stone, brick, split face block or cedar, exclusive of glass. As all elevations are comprised nearly entirely of masonry materials, the buildings meet this requirement.

The petitioner has also provided a Statement of Compatibility for the Plan Commission's consideration describing the common themes associated with the overall development and how these themes are complemented or are compatible with the specific development proposal.

Trash Collection

The Development Agreement also denoted provisions to minimize the impacts of loading areas and trash collection activities. This issue is of particular concern with this site, as the rear of the retail building will face the center of the overall development. The petitioner's proposal has all trash enclosures screened by masonry walls on three sides, similar to what has been done on adjacent properties. The fourth side should be of a solid material as required by Village Code. The enclosures for the retail building should be integrated into the building itself. Staff suggests that these enclosures be designed to accommodate oversized containers to prevent trash collection issues such as those that have been experienced at Pier One Center.

Landscaping/Exterior Improvements

The Development Agreement also recommends the use of the following elements that are being considered as part of the development proposal, including:

- **Lighting.** Staff suggests that the petitioner incorporate decorative lighting effects similar to those found on neighboring buildings. As a condition of approval, staff is requiring that the petitioner submit a photometric plan to include any parking or driveway lighting on the site.

The plan shall also reflect any up lighting and down lighting on the building and landscaping surrounding the building.

- Decorative brick pavers at the main building entries. These will be incorporated into the front walkways of the buildings similar in nature to the other stores at the Highlands of Lombard.
- Common parking lot and private roadway poles and fixtures. The developer will be required to utilize the same or closely compatible and complementary light fixture that was approved as part of the overall planned development.
- Landscaping. The service entries on the west elevation of the retail center will be screened by four-foot tall juniper trees that will grow up to eight feet in height. Vehicles in the drive-through lanes will be shielded from Highland Avenue by Chanticleer pear trees and Miss Kim lilacs, which commonly grow four to six feet tall. The overall landscaping plan might be improved by including more variety in the plant materials. Aside from an area near the lift station, the parking lot islands and area north of the retail center will be exclusively landscaped with Gro-Low sumac shrubs. To break up the monotony, the petitioner could include plants that are common to both the Pier One and Comp USA parking lots, such as feather reed grass or purple wintercreeper.

Traffic Analysis

As part of the submittal, the Village requested a traffic generation analysis be conducted by KLOA. The trip generation for the proposed development was based on the latest edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual* 6th Edition. To account for the various types of uses that are contemplated for the site, the consultant assumed specialty retail stores (ITE # 814) as well as a bank with five drive-through lanes. Estimated trip generation for the proposed bank was based on over 25 bank surveys conducted by KLOA throughout the Chicagoland area, with an average of 13 trips per drive-through window.

KLOA performed two analyses on this project: one based upon the originally submitted site plan that had the drive-through in the center of the subject property, and one based upon the current site plan with the drive-through on the east side. Although numerous concerns were raised with the access, internal circulation, and parking plan of the original layout, the new plan allows for more efficient and safe circulation.

The new site plan has improved the overall internal circulation and parking patterns and eliminated dead end parking bays. Vehicles exiting the drive-through lanes will not present a problem with traffic along the access drive. Overall, the parking layout is satisfactory. If the parking spaces to the north of the lift station are included in the final plans, these spaces should be signed and striped for employee parking only to keep the number of maneuvers in and out of those stalls to a minimum.

The Development Agreement set up a vehicle trip generation bank for the site that cannot be exceeded and all internal developments will draw upon. With the inclusion of the proposed center, the remaining trip bank is as follows:

**VEHICLE VOLUME BANK CALCULATION
 WEEKDAY P.M. PEAK - HOUR**

<u>SITE</u>	<u>DEBIT</u>			<u>BALANCE</u>		
	In	Out	Total	In	Out	Total
Total Site				836	1,064	1,900
Great Indoors	100	114	214	736	950	1,686
City View Apartments	90	66	156	646	884	1,530
CompUSA	57	59	116	589	825	1,414
Pier One Center	79	78	157	510	747	1,257
Retail/bank development	84	89	173	426	658	1,084

Banking of Detention Volume

Final site engineering has yet to be determined. The detention for the entire planned development area is designed assuming 89% of the developed site will be impervious. The assumed square footage of impervious surface is 1,250,608 and will require about 19.0 acre feet of detention. If the sum of all developed sites does not exceed this amount, the detention requirements will be satisfied. The petitioner will provide the acre feet calculations to the Village as part of the building permit process.

Beginning Balance	1,250,608 sq.ft.
minus East Detention HWL	- 27,007
minus West Detention HWL	- 59,667
minus Remaining Wetlands	- 57,935
minus Spine Road	- 50,194
minus Sears Great Indoors	- 311,309
minus Highlands Apartments	- 199,504
minus CompUSA	- 66,080
minus Pier One	- 69,904
<u>minus Bank/retail center</u>	<u>to be determined</u>
TOTAL REMAINING IMPERVIOUS AREA:	409,008 square feet

Available Retail Square Feet of Gross Floor Area

The Development Agreement provides the availability of 240,000 square feet of gross floor area of retail development. For purposes of the annexation agreement, restaurants are not considered retail spaces. Should any of the sites within the center be developed as restaurant uses, that portion of the bank would be added back into the available bank. As such, the square footage for Potbelly Sandwich Works (2,560 sq. ft.) is not included within the Pier One Center retail area.

Beginning Balance	240,000
minus Great Indoors	-131,000
minus CompUSA	- 25,700
minus Pier One Center	- 18,440
<u>minus new retail center</u>	<u>- 16,000</u>
TOTAL REMAINING RETAIL AREA:	48,860 square feet

Compatibility with the Zoning Ordinance

As noted earlier, the provisions enumerated in the Development Agreement supercede and supplement the provisions enumerated in the Zoning Ordinance. However, the Development Agreement does specifically addresses drive-through establishments as conditional uses and treats them in a similar manner as the underlying Zoning Ordinance.

The proposed drive-through lanes will be located on the east side of the building, along Highland Avenue. This configuration eliminates the traffic conflicts that staff noted during the February 21, 2005 Plan Commission workshop session. Amcore Bank has represented to staff that they would heavily landscape the area between the drive-through and Highland Avenue, and they could install a landscaped berm to minimize the drive-through's visual impact if the Plan Commission feels it is warranted.

Compatibility with the Sign Ordinance

For the bank, the petitioner is requesting site plan approval for a signage deviation to allow for a total of three wall signs. Staff feels that this relief can be supported given the location of the building as it related to the overall planned development. The proposed signage meets the size requirements for the underlying B3 District. They are also proposing a freestanding sign at the Highland Avenue entrance that would be similar in appearance to the sign for The Great Indoors. It appears that the proposed sign location is within the clear line of sight easement located at the driveway entrance. Since the Development Agreement specifically prohibits any exceptions to the clear line of sight area, this sign must be relocated to remove any conflicts.

For the retail building, the petitioner is proposing wall signage above each storefront consistent with Village Code. The petitioner is requesting site plan approval for a signage deviation to allow for signage that mirrors the front of the building to the rear of the building for all of the tenants. Staff feels that this relief can be supported given the unique layout of the site and the fact that many visitors to the site will be approaching from the west side of the building. Moreover, the use of the signage on the rear, particularly with the additional awnings and spandrel windows, gives a greater impression of a four-sided building. The petitioner will still be required to meet the size requirements for the underlying B3 District.

Staff recommends as a condition that the signage shall only be of a channel sign design, to be consistent with other developments within the Highlands of Lombard. Also, accessible parking identification must be in compliance with the Illinois Accessibility Code (410 ILCS 25/1).

Compatibility with the Subdivision and Development Ordinance

The new buildings are proposed to be located within the south portion of the existing Lot 2 in the Highlands of Lombard Pier 1 Resubdivision. Should the development be approved, the petitioner proposes to split the lot into three separate lots – one for the bank, one for the retail center, and the remaining vacant parcel to the north. As the parcel is greater than one acre in size, this approval will require Board approval. Also, existing utility easements that conflict with the proposed retail building will need to be abrogated prior to construction.

FINDINGS AND RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the requested relief complies with the standards required by the Lombard Subdivision and Development Ordinance and the Lombard Zoning Ordinance; and,

Therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 05-12, subject to the following conditions:

1. Site improvements shall be constructed in substantial compliance with the submitted plans prepared by Larson & Darby Group, dated April 15, 2005, Daniel Weinbach & Partners, Ltd., dated April 14, 2005, and Sign Productions, Inc., dated March 31, 2005 and last revised April 13, 2005.
2. The petitioner shall submit a photometric plan to the Village for review and approval. The photometric plan shall include any parking or driveway lighting on the subject property. The plan shall also depict a combination of up lighting and down lighting on the building and landscaping.
3. The petitioner shall address the issues in the Inter-departmental Report section of the staff report and the development shall meet all development and building codes of the Village of Lombard.
4. The petitioner shall submit a Plat of Resubdivision for Plan Commission review and approval prior to receiving any building permits.
5. Accessible parking identification must be in compliance with the Illinois Accessibility Code (410 ILCS 25/1).
6. All wall signs on the proposed buildings must be of a channel letter design.

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7. No freestanding may be located within any clear line of sight areas.
8. The petitioner shall submit a revised landscaping plan incorporating a greater variety of plant materials, subject to the approval of the Director of Community Development.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH:JB:jd

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