

June 7, 2007

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

Subject: PC 07-22: 229-241 W. St. Charles Road

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, Lombard Town Centre, requests approval of a conditional use for a Farmer's Market (French Market) in the B5 Central Business District. After due notice and as required by law, the Plan Commission conducted a public hearing for this petition May 21, 2007.

Beth Gelman, Executive Director of Lombard Town Centre, presented the petition. She noted that the French Market will remain in the downtown. She stated that the proposed location will have more visibility and will attract more people. She noted that the proposed location will allow the French Market to have a better impact on the Downtown businesses.

Chairperson Ryan then opened the meeting for public comment. No one spoke for or against the petition.

Chairperson Ryan then requested the staff report.

Michelle Kulikowski, Planner I, presented the staff report. She stated that Lombard Town Centre requests conditional use approval for a Farmer's Market (French Market) to be held Tuesday mornings, from 9 a.m. to 1 p.m. in the parking lot of the retail strip center located at 229-241 W. St. Charles Road. She noted that the existing businesses include Praga restaurant, a dentist office, a video store and a day care center. She mentioned that the French Market has been held previously in downtown Lombard at 20 E. St. Charles Road, 105 W. St. Charles Road, and the Hammerschmidt property.

Ms. Kulikowski stated that the Comprehensive Plan denotes this area as Central Business District Mixed Use Area. She noted that the French Market concept is

clearly appropriate to a Central Business District and is considered as an enhancement to downtown development. She also mentioned that the subject property is bounded by commercial and condominium uses on three sides and the Union Pacific tracks on the other and the proposed French Market is compatible with such downtown uses.

Ms. Kulikowski noted that the request for a conditional use for this property meets the conditional use standards set by the Zoning Ordinance. She mentioned that the proposed location provides a greater opportunity to enhance the existing French Market activity in the downtown area as well as improve commerce in the surrounding downtown businesses. She explained that gaskets will be installed in the pavement of the parking lot to hold metal poles for canopies. She noted that the canopies will help shield customers from the weather and provide a colorful atmosphere for the Market.

Ms. Kulikowski stated that the proposed site plan is intended to minimize impacts on parking and the overall traffic flow of St. Charles Road and Elizabeth Street. She noted that the Zoning Ordinance doesn't specify parking requirements for French Markets, but since French Markets are only permitted in the B5 District as a conditional use, it is assumed that customer parking can be accommodated primarily by on-street parking. She mentioned that the site plan designates a vendor area and separate parking areas to allow for orderly circulation on the subject property during French Market events. She stated that the northern portion of the parking lot west of the St. Charles access drive will be for vendor stalls. She noted that of the existing 66 parking spaces, 43 parking spaces will be available on the subject property during the French Market, and the 9 spaces on the east side of the parking lot will be available to French Market customers. She stated that the southern portion of the parking lot is designated as parking for the child care center, which will help eliminate potential conflicts that may occur when parents drop off their children in the morning.

Ms. Kulikowski also noted the trailer at the south end of the property adjacent to Michael McGuire Drive, which will be used to store equipment associated with the French Market. She stated that the trailer will only be stored on site during the summer months while the French Market is in operation. She stated that staff recommends that the trailer remain at the designated location to minimize the visual impact from St. Charles Road.

Ms. Kulikowski mentioned that in previous years, the French Market was held on Saturday mornings. She noted that Lombard Town Center is proposing to hold the French Market on Tuesday mornings. She stated that while French Markets are typically held on the weekend, there are several communities including Glen Ellyn, Wheaton, and LaGrange Park that have French Markets during the week. She mentioned that staff has contacted these communities to inquire about the volume of customers and parking problems, and based on the experiences of other communities, staff does not feel that holding the French Market on Tuesday mornings will create a problem in and of itself.

Chairperson Ryan opened the meeting for comments from the Plan Commission.

Commissioner Sweetser asked how big the trailer was and what it looked like.

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Ms. Gelman stated that the trailer would only occupy one parking space. She noted that trailer was pretty non-descript.

Commissioner Burke asked whether Lombard Town Centre had talked to the neighbors or existing businesses in the commercial strip center.

Ms. Gelman answered that she had visited with all the businesses and they were pleased with the proposal. She also noted that there are 16-18 parking spaces near the splash park that will no longer be designated for commuter parking after May 31st. She mentioned that this will provide an additional 16-18 parking spaces available within a ½ block.

Commissioner Burke asked whether the child care facility had any problems with security issues or traffic generated in the area.

Ms. Gelman noted the proposed site plan actually separates the parking lots into two areas. She noted that the southern portion would be used primarily by the child car center and would be away from the vendor area. She stated that the child care center has not expressed any concerns regarding security. She noted that they have a good security system.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed conditional use does comply with the standards of the Lombard Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 4-0, recommended to the Corporate Authorities **approval** of the petition associated with PC 07-22 subject to the following conditions:

1. This conditional use shall be for the operation of a Farmer's/French Market on Tuesdays between May 1 and October 31.
2. The Farmer's/French Market shall operate in accordance with the site plan prepared by staff and included as part of this petition.
3. The storage trailer for the French Market shall be located at the south end of the property adjacent to Michael McGuire Drive in accordance with the site plan prepared by staff. Said trailer may be stored on the premises from April 15 until November 15. Said trailer must be stored off-site for the remainder of the year.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission

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