

Plan Commission
Re: PC 05-08
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Property Owner: Geoffrey C. & Sharon L. Murdoch
200 S. Frontage Road, Suite 101
Burr Ridge, IL 60527

PROPERTY INFORMATION

Existing Land Use: Vacant

Size of Property: 3.22 acres (for the 330 E. North property)

Comprehensive Plan: Recommends Community Commercial

Existing Zoning: B4 Corridor Commercial District

Surrounding Zoning and Land Use:

North: B4 Corridor Commercial District; site of Our Lady of Lebanon Church (under construction); and CR Conservation/Recreation District, undeveloped property

South: R2 Single Family Residential District, developed as single family residences.

East: B4 Corridor Commercial District; site of CVS Pharmacy (under construction).

West: I Limited Industrial District; undeveloped property

ANALYSIS

SUBMITTALS

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

1. Petition for Public Hearing, received March 14, 2005.
2. Preliminary Plat of Subdivision, undated, prepared by Arc Design Resources, Inc.
3. ALTA/ACSM Land Title Survey, dated March 7, 2005, prepared by Arc Design Resources, Inc.
4. Layout Plan, updated March 30, 2005, prepared by Arc Design Resources Inc.

5. Grading and Drainage Plan, dated March 30, 2005, prepared by Arc Design Resources, Inc.
6. Floor Plan, dated March 8, 2005, prepared by Stewart Nosky Architects, Ltd.
7. Utility Plan, dated March 30, 2005, prepared by Arc Design Resources, Inc.
8. Erosion Control Plan, dated March 30, 2005, prepared by Arc Design Resources, Inc.
9. Stormwater Pollution Prevention Plan, dated March 30, 2005, prepared by Arc Design Resources, Inc.
10. Landscape Plan, dated February 11, 2005, prepared Arc Design Resources, Inc.
11. Pond Planting List, Details & General Notes, prepared by Ives/Ryan Group, Inc.
12. Proposed Building Elevations, dated March 8, 2005, prepared by Stewart Nosky Architects, Ltd.
13. Proposed Signage Plan, dated March 9, 2005, prepared by Site Enhancement Services
14. Stormwater Management Report
15. Kane-DuPage Soil and Water Conservation District Land Use Opinion Application
16. Illinois Department of Natural Resources Consultation Agency Action Report
17. Response to Standards for Variations & Conditional Uses
18. Proposed Lighting Plan, dated March 30, 2005, prepared by Arc Design Resources, Inc.
19. Overall Site Development Exhibit, dated March 30, 2005, prepared by Arc Design Resources, Inc.

DESCRIPTION

The subject property is approximately 3.2 acres and is currently vacant. The petitioner proposes to develop a 17,250 square foot, multi-tenant commercial center with a drive through on the subject property. Included with the petition is a request for an outdoor eating area. As the drive-

through and outdoor dining areas are conditional uses within the B4 Zoning District, the petitioner requests approval at this time. The subject lot is not a recognized lot of record and is greater than one acre in size, therefore approval of a one-lot subdivision is required to construct any new structures on the property. The petitioner requests a variation from the perimeter landscaping requirements in order to provide a shared cross access easement with the properties located to the east and west of the proposed development.

In conjunction with this request, the petitioner would like to place a shopping center identification sign on the property located at 350 E. North Avenue at the Grace Street entrance. This is considered an off premise sign and does not meet the requisite criteria for such signs.

INTER-DEPARTMENTAL REVIEW COMMENTS

PUBLIC WORKS

The Department of Public Works, Engineering Division has the following comments related to drainage, utilities, and the public right-of-way:

1. Continue B6.12 Curb and gutter across the front of the building and pour the sidewalk behind it.
2. The location of the trash enclosure does not match the one architectural sheet submitted.
3. There needs to be an additional handicap ramp located by the handicap-parking stall at the West End of the building/parking lot.
4. The culvert pipe through the driveway apron shall be shown in the proposed sewer line weight.
5. An inspection manhole shall be installed at the property line on the sewer service. If there is to be no external grease trap then food service tenants shall install their own internal grease trap within the unit.
6. The proposed location for the ComEd transformer does not match the architectural plan submitted.
7. Underground Electrical and Telephone line shall be run in rigid steel conduit within the public right-of-way.
8. The silt fence along the critical wetland buffer shall be a double row spaced five feet apart for extra protection.
9. The silt fence shall also be extended across the ditch along North Ave. during construction.
10. Provide details of how the steel restrictor plate will be mounted within the control structure.
11. Please see the redlined plan set for additional comments.

The Department of Public Works, Utilities Division has no comments on the preliminary engineering plans at this time.

ENGINEERING

The Private Engineering Services Division offers the following comments on this petition:

1. Two additional fire hydrants shall be required. The first shall be at the front of the building in a landscape island, within 75' of the siamese connection. The second shall be at the northeast corner of the building. The latter shall require extending the recently constructed water main on the CVS property. It is recommended, but not required, to cooperate with the owner of the CVS development to connect the two water main legs at this time in order to complete a loop on the CVS property. This would avoid an additional pavement opening for development on the vacant lot north of the CVS development.
2. An inspection manhole shall be required on the sanitary service, just inside the property line.
3. A stormwater detention easement shall be recorded over the proposed detention basin.

FIRE AND BUILDING

The Bureau of Inspectional Services has no objections to the request. However, they offer several comments that should be considered by the petitioner:

1. The proposed structures are to be built to the newly adopted Village building and fire codes.
2. The buildings are to be sprinklered, separate fire and domestic water services and fire alarm systems are required, along with a dedicated fire sprinkler room with direct outside access.

PLANNING

Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends Community Commercial uses on the subject property and the proposed commercial use is compatible with the Comprehensive Plan designation.

Compatibility with Surrounding Land Uses

The site is currently vacant. There are single family residences located on the south side of North Avenue. The neighboring properties to the east and west of the subject property are zoned for commercial use. The parcel to the north of the subject property is zoned commercial and is the proposed site of Our Lady of Lebanon Church. A stormwater detention area will separate the subject property and the church site. The proposed commercial building will be located more than 250 feet from the church.

The property east of the subject site is the future site of CVS Pharmacy. To ensure compatibility to the abutting property, staff is developing their site plan in conjunction with the property to the east. This coordination would include provisions for cross-access and shared drive aisles. Additionally, the petitioner's plan also provides for potential cross-access to the vacant property to the west of the subject property, in the event that that property develops at a later date. Given these considerations, staff believes the proposed development is compatible with the adjacent properties.

Compliance with the Zoning Ordinance

Commercial retail uses are identified as permitted uses in the B4 Corridor Commercial District. Therefore, the retail center is compatible with the Zoning Ordinance.

Conditional Use – Drive-Through Facility

A coffee establishment that will include a drive through window area will occupy the western most tenant space. Vehicles using the drive-through will queue from the northeast corner of the building and will travel westbound to the window. The pickup window is located on the western side of the building. Traffic will then proceed to the North Avenue exit.

The Village's traffic consultant provided comments that can be found as an attachment to this report. The consultant notes the width of the drive aisle to the north and west of the building provides sufficient space for delivery or other vehicles to pass the drive-through queue. The petitioner has shifted the building approximately ten feet to the east to provide additional room within this area. The petitioner proposes to utilize appropriate signage to guide drive-through traffic throughout the development. Staff concurs with the traffic consultant's recommendation for the ten northern most angled parking spaces to be utilized by employees as to reduce the number of vehicles backing out into the drive aisle adjacent to the drive-through. Overall, staff believes that the petitioner's plan will adequately address internal drive-through circulation with the noted recommendations.

Conditional Use – Outdoor Dining

Two outdoor dining areas are proposed for the site. These are intended to provide an outdoor dining option should the center be developed with restaurant uses – one at each end of the center. Staff does not object to this request as it allows for an alternate area for patrons to eat if desired. As the proposed dining area is removed from any residences, impacts of the outdoor dining function are minimal. However, to ensure that the dining function does not extend into the sidewalk and/or parking lot, staff recommends that the perimeter of the dining area be fenced, with the design of the fence subject to the approval of the Director of Community Development. Staff would find a four-foot high decorative iron fence with an exit gate as an acceptable type of fence. This would be consistent with other recently approved outdoor dining petitions (i.e., Culver's PC-04-21 and V-Land PC 04-25).

Variation - Landscaping

The landscape plan indicates that landscaping will be provided around the perimeter of the parking lot with the exception of those areas to the east where cross access easements will be provided. Those areas designated for landscaping meet the code requirements of five feet in width. Staff believes the cross access easements will allow sufficient traffic flow between lots in the event of future development and is therefore supportive of the requested relief.

Other Issues

Landscaping

The proposed plan is intended to provide perimeter and internal parking lot island landscaping as part of the petition per code. The petitioner has also submitted preliminary landscape plans that will be subject to refinements upon completion of final engineering for the site. However, the plans attempt to minimize impacts on neighboring parcels by providing fencing north of the proposed drive aisle. Staff recommends that in lieu of a solid fence that a continuous row of evergreen shrub masses be provided. Additionally, the detention facility shall include perimeter landscape trees, pursuant to the Subdivision and Development Ordinance.

Elevational Drawings

The petitioner has submitted elevational drawings for the proposed retail building. The façade of the building will resemble the materials and color of the approved CVS Pharmacy development and will also incorporate many of the desirable elevation features found at the Carson's Center on Roosevelt Road. The petitioner's plan will also include additional awnings, recessed building elevations and brick material to break up the building mass. The west and east elevations also include window treatments to break up the side building mass and to give additional visibility to the corner tenants.

Staff finds the elevations to be acceptable, but suggests amendments to north elevation of the building, consisting of the inclusion of soldier course rectangular insets similar to what will exist on the adjacent CVS building and use of spandrel window insets. Lastly, the parapet wall should be extended along the north wall face as well to screen the rooftop mechanical equipment. The final design of these elements for the north elevation shall be subject to the Director of Community Development.

Compatibility with the Sign Ordinance

The petitioner submitted a signage plan with the site plan submittal. The proposed signage areas for the individual tenant spaces as well as the shopping center identification sign proposed for the North Avenue frontage meet the provisions of the Sign Ordinance. The petitioner also proposes to add a shopping center identification sign to the Grace Street entrance as well.

The petitioner is proposing adding channel lettered wall signs for each of the proposed spaces. The petitioner is not requesting any relief associated with this petition – he will be required to meet the underlying Sign Ordinance provisions for the B3 District.

To ensure that the proposed signage and awnings present a favorable appearance to neighboring properties, staff recommends the following items be added as additional conditions of approval:

1. That channel lettering shall only be used for the wall signs.
2. That consistent with the Sign Ordinance, the awnings shall not include text in conjunction with the wall signage.
3. That the awnings shall be of a compatible design and color around the building.

Free-Standing Sign – Off Premise

The sign proposed is considered an off-premise sign as it will include the names of tenants located at the subject property yet is located on the neighboring parcel at 350 E. North Avenue. Per the Sign Ordinance, off premise signs are only permitted within the B4 Zoning District if the sign is the primary use on the property. Given that the intention is to make the subject property and the property located at 350 E. North Avenue appear as a contiguous development, staff is not inherently opposed to an off-premise sign on the 350 E. North Avenue property. However, staff believes that the sign, as proposed, is excessive in size for the location. The proposed sign is approximately twenty-four feet in height and 150 square feet in surface area. The square footage and height of the proposed sign is comparable to that allowed for freestanding signs located along state rights-of-way. Staff does not believe that the traffic patterns along Grace Street necessitate a sign of this magnitude, therefore staff can not support the requested relief for the off-premise signage as proposed. Moreover, staff believes any signage design should be incorporated or be compatible with the previously approved free-standing signage already approved on the 350 E. North Avenue property.

Compliance with the Subdivision and Development Ordinance

The site consists of one lot. As the subject property is not a recognized lot of record, approval of a plat of subdivision is required in order to facilitate any development on the lot. The lot meets the minimum lot width and area requirements for the B4 Zoning District.

This development is both a major subdivision and a major development as expressed in the Subdivision and Development Ordinance. Therefore, the petitioner will be required to meet the provisions of Section 154.304 and 154.306. This includes, but is not limited to, sidewalks, landscaping, parkway trees and street lighting per Code. The petitioner is providing cross access easements both neighboring properties.

Development Agreement

Pursuant to Section 154.602(A), the petitioner will be preparing a companion development agreement for the subject property. This agreement will be considered by the Village Board in conjunction with the final consideration of Ordinances.

FINDINGS AND RECOMMENDATIONS

Staff believes that the proposed use is appropriate at the subject location and is compatible with surrounding uses.

Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of the requested relief for the property at 330 East North Avenue only and denial of the relief requested for 350 East North Avenue.

Based on the submitted petition and the testimony presented, the proposal does comply with the standards required by the Lombard Zoning, Sign and Subdivision and Development Ordinances; and, therefore, I move that the Plan Commission find that the findings included as part of the Inter-departmental Review Report be the findings of the Plan Commission and therefore, I recommend to the Corporate Authorities **approval** of the zoning actions associated with PC 05-08 for the property at 330 E. North Avenue and **denial** of all relief requested for the property at 350 E. North Avenue.

The recommendation for approval shall be subject to the following conditions:

1. That the petitioner shall develop the site in accordance with the site plan submittal packet prepared by Arc Design Resources, Ives/Ryan Group and Stuart Novsky Associates, dated March 30, 2005 and submitted as part of this request.
2. That the petitioner's building improvements shall be designed and constructed consistent with Village Code and shall also address the comments included within the IDRC report.
3. That as part of the public improvements, the petitioner shall provide full public improvements as required by Sections 154.304 and 154.306 of the Lombard Subdivision and Development Ordinance. The final design and location of all public improvements shall be reviewed and approved by the Village and/or the Illinois Department of Transportation.
4. The petitioner shall also provide two cross-access easement points for the property to the west of the subject property. The final location of the cross-access easement shall be subject to the Director of Community Development.
5. That the trash enclosure screening as required by Section 155.710 of the Zoning Ordinance shall be constructed of a material consistent with the principal building.
6. That the petitioner shall modify the north building elevation to include soldier course rectangular insets and spandrel window insets. The parapet wall should be

extended along the north wall face as well to screen the rooftop mechanical equipment. The final design of these elements for the north elevation shall be subject to the Director of Community Development.

7. Associated with the development of the center, the developer shall remove the existing off-premise sign existing on the 330 E. North Avenue property.
8. That the petitioner shall modify their plans to include the following traffic/parking improvements:
 - a. That the northern ten parking spaces located on the west side of the property be signed for employee use only.
 - b. The "Right turn only" signs be placed at the southern end of the drive-through lane for northbound traffic.
 - c. That the curb at the southwest corner of the building be tapered outward from the drive-through window to a maximum of twelve feet to prevent northbound traffic movements into the drive-through area.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH/ADC:

att
c. Petitioner