

East: R2PD Single-Family Residence District Planned Development
(Providence Glen); Detention Pond, Single-Family Residences

West: B3 Community Shopping District; Gas Station

ANALYSIS

SUBMITTALS

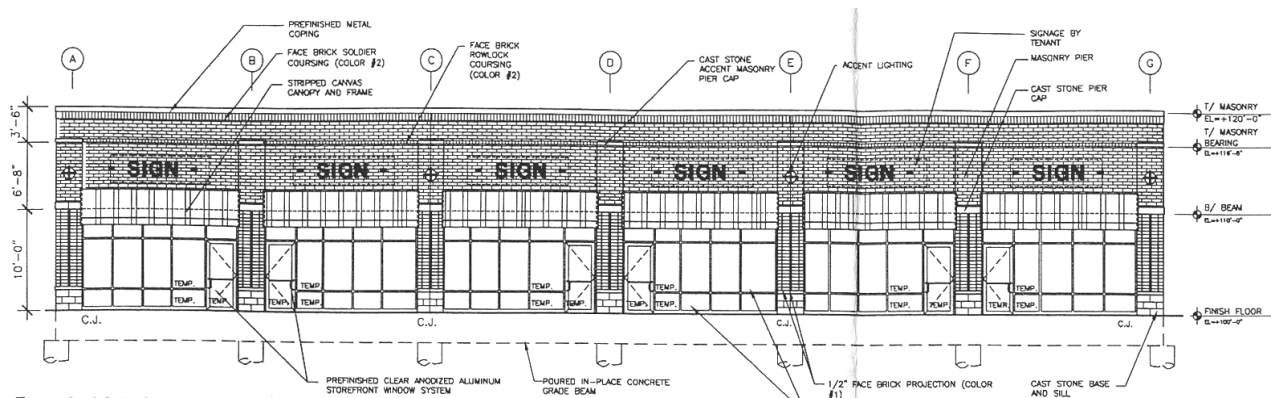
This report is based on the following documents, which were filed with the Department of Community Development on November 13, 2003.

1. Petition for Public Hearing
2. Response to the Standards for Variation
3. Site Plan, Elevations, and Landscape Plan prepared by GEA Architects, Ltd., updated November 10, 2003.
4. Plat of Survey, Prepared by McClure Engineering Associates, dated September 7, 2001.
5. Photometric Plan, prepared by Ruud Engineering, dated November 24, 2003.

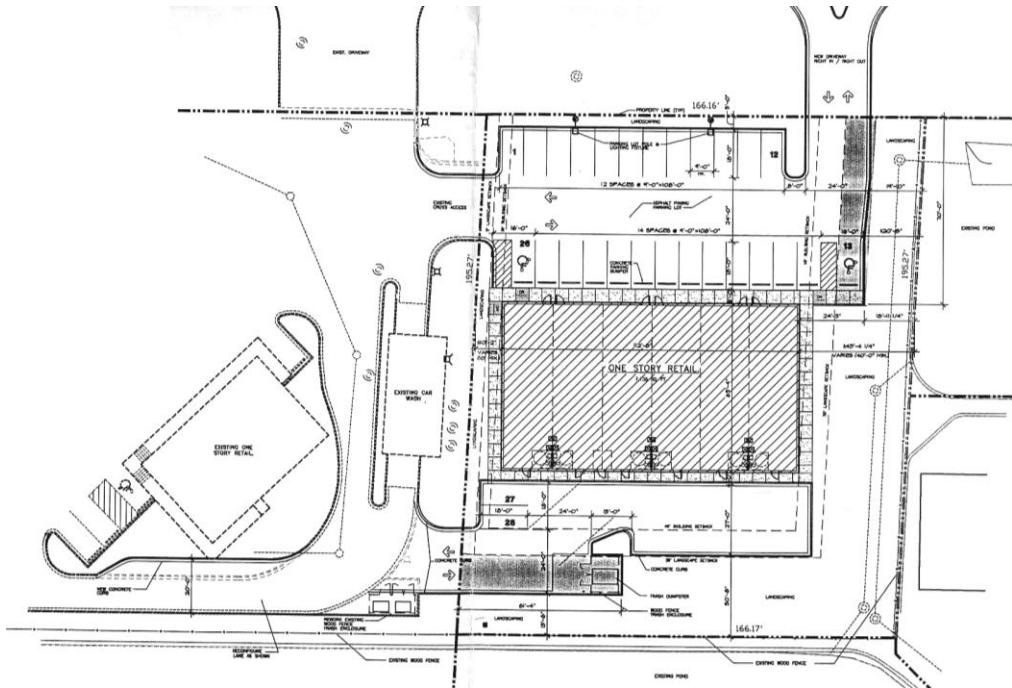
DESCRIPTION

The petitioner is requesting approval of a variation to the transitional landscape requirements in order to construct a parking lot and access driveway improvements associated with the construction of a new strip shopping center on the property. The plans provide for up to six separate store spaces. However, upon selection of tenants, this number could be reduced, as some tenants may need larger spaces.

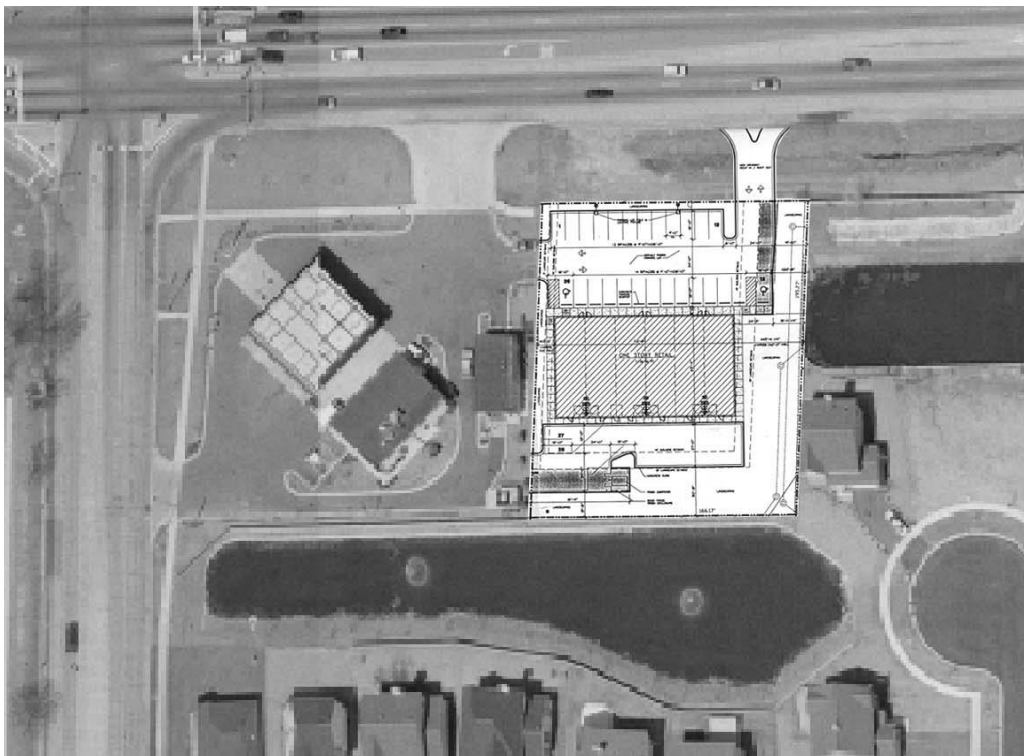
PROPOSED ELEVATION



SITE PLAN



AERIAL OVERLAY



INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

Private Engineering Services

From an engineering or construction perspective, PES offers the following:

1. All stormwater runoff shall be directed to the pond located within outlot "A" directly south of the property.
2. A base flood elevation of 693.5 was determined for the surrounding areas. The flood plain is believed to be located within IDOT's right-of-way along North Ave. However the reconstruction of North Ave. may have modified this. As such compensatory storage may be needed for the right-in/right-out access to North Ave.
3. It is anticipated that a fire hydrant will be required in back of the building.

Public Works Engineering

Public Works Engineering has no comments or changes.

FIRE AND BUILDING

The Fire Department/Bureau of Inspectional Services does not have any comments regarding the requested zoning relief. However, they do note that the building will need to be fully sprinklered with a complete fire alarm and detection system. Additionally, the building must comply with current building and fire codes (minimum 2A construction).

PLANNING

Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends Community Commercial uses on the subject property and the proposed retail uses proposed for the building would be compatible with the Comprehensive Plan designation.

Compatibility with Surrounding Land Uses

The site is currently vacant. Immediately east and south of the subject property are retention ponds that were constructed as part of the Providence Glen residential development. To the west is an existing Phillips 66 gas station/convenience mart that was constructed in 2000. A cross-access easement exists between the two properties that allows for internal circulation. There is a single-family residence abutting the southeast side of the subject property.

View Looking East from Phillips 66



View Looking Southeast from Phillips 66



Staff believes that the proposed use would be compatible with the existing land uses surrounding the site. However, to ensure that the overall impacts of the new development are satisfactorily addressed, staff offers additional comments and recommendations, as noted later in this report.

Compliance with the Zoning Ordinance

The table below shows the existing code requirements, existing conditions and proposed conditions and Ordinance requirements for the site. These areas are depicted on the site plan as areas shaded in gray.

	Ordinance Regulations	Proposed Plan
Use		
Commercial/Retail Center	Permitted Use	Permitted Use
Bulk Requirements (Building)		
Number of Principal Structures	1 permitted; more than 1 permitted by conditional use	1
Front Yard (North Av.)	30 feet	70 feet
Rear Yard (Transitional)	40 feet	58 feet
West Interior Side Yard	10 feet	10 feet
East Interior Side Yard (Transitional)	40 feet	43 feet
Parking		
Number of Spaces	4 per 1000 sq. ft. = 28 (minus storage areas/mechanical space of 500 sq. ft.) = 26	26 proposed in front of building
Number of Accessible Spaces	2	2
Landscaping		
Total Minimum Open Space	10%	> 10%
Transitional Landscape Yards	30 feet	15 feet to rear, 18 to side
Trash Enclosures	6'; not in front or corner side yards	6'; not in front or corner side yards
Signage		
Wall Signage	1 permitted per street frontage; 1 times frontage of tenant space (100' total)	1 wall sign per tenant space, per code requirements.

Staff notes that the two areas in which the transitional landscape yard encroachments occur are adjacent to areas that are currently improved with a detention pond. The variation for the rear transitional yard is intended to facilitate the loading activities as well as providing for requisite Fire Department access around the building. The relief for the side yard is requested in order to provide for sufficient parking and to allow for the relocation of the proposed access driveway into the site.

Compatibility with the Sign Ordinance

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 uniform design and color around the building.

At this time, the petitioner is not proposing to install any freestanding signage. Should the petitioner desire to do so at a later date, it would be subject to the underlying Sign Ordinance provisions.

Landscaping

The landscape plan indicates that the landscape plant material requirements will be provided per Section 155.707(B)(4), consisting of shade trees every 25 feet and two rows of shrub masses.

With respect to fencing, the Village Board previously granted relief for the erection of a six-foot solid fence along the property as part of the Providence Glen development (Ordinance 5083). This fence has been installed and provides an additional screening and noise-buffering element between the subdivision and the subject property.

Traffic/Parking

The petitioner's plan proposes the construction of a parking lot on the north side of the building and construction of a service/loading area to the rear. Rear access will be provided via an access drive from the property to the west. To facilitate efficient traffic flow, the petitioner (who is also the owner of the property immediately west of the subject property) is proposing to widen the drive aisle around the gas station and is proposing to sign and stripe the car wash drive through lane in a manner that minimizes vehicle conflicts on the property. Staff recommends this as a condition of approval.

The North Avenue driveway will be constructed as a right-in, right-out facility. Staff has reviewed the proposed IDOT construction plans for North Avenue and finds that the pavement surface will be located 30 feet closer to the property line. This modification should not impact the overall site development. However, staff will still require IDOT review and approval of any improvement within their right-of-way.

With respect to parking, the petitioner is providing 26 spaces on the north side of the property for employees and customers, which would meet the Village's parking requirement when the storage

and mechanical area exemptions are factored in. The petitioner anticipates about 500 square feet (or about 2½ percent of the overall gross area) will be for this activity.

To minimize parking conflicts on the property and to minimize impacts on adjacent properties, staff recommends that the following conditions be placed upon the requested relief:

1. Overnight parking shall be prohibited south of the proposed building.
2. No more than fifty (50%) of the proposed building square footage shall be occupied by restaurant uses.
3. That the handicapped parking spaces shall be located in a manner consistent with the Illinois Accessibility Code.

Photometric Plan

The petitioner has submitted a photometric plan as part of the petition that shows that the proposed development will meet the lighting provisions expressed in the Zoning Ordinance.

Compliance with the Subdivision and Development Ordinance

The site currently consists of one tract of land. This development would be considered a major development as expressed in the Subdivision and Development Ordinance. Therefore, the petitioner will be required to meet the provisions of Section 154.306. This includes, but is not limited to, sidewalks, landscaping, parkway trees and street lighting per Code. The petitioner has already provided cross access easements to the property to the west. As North Avenue is currently under the jurisdiction of IDOT, any required improvements will need to be approved by the Village and IDOT.

Staff will also require that as a condition of approval that the petitioner provides a plat of resubdivision for the property making the property a lot of record.

Additional Considerations

As noted earlier, the proposed retail use and the associated encroachments could have an impact on neighboring properties. To ensure that these impacts are removed or minimized, staff has met with the petitioner and the petition is agreeing to modifications to the site plan and layout accordingly. Staff wants to ensure that the development is compatible with the adjacent neighborhood and presents a positive appearance for the adjacent residences as well as the overall corridor. Staff suggests that the following additional items be placed as conditions of approval:

1. That the petitioner shall modify the proposed east, south and west elevations to break up the proposed brick mass. The modified elevations may include a combination of inset brick, window or spandrel glass insets and/or use of an additional brick color. The final design of the wall elevations shall be subject to the Director of Community Development.

2. That the proposed woodscreen on the south elevation be replaced with an extended parapet wall similar to the other three building elevations.
3. That additional awnings shall be placed on the access doors, consistent with the other three proposed elevations.
4. That any trash enclosures located on the property shall be constructed on a similar material as the principal building.

FINDINGS AND RECOMMENDATIONS

The Department of Community Development has determined that the information presented **affirmed** the Standards for Variations for the requested relief. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Zoning Board of Appeals make the following motion recommending **approval** of the requested transitional landscape yard variation:

Based on the submitted petition and the testimony presented, the requested side yard setback variation **complies** with the Standards required for a variation by the Lombard Zoning Ordinance; and, therefore, I move that the Zoning Board of Appeals recommend to the Corporate Authorities **approval** of ZBA 03-27, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with the site plans prepared by GEA Architects, Ltd., updated November 10, 2003 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. That any trash enclosure screening on Lots 1 or 2 as required by Section 155.710 of the Zoning Ordinance shall be constructed of a material consistent with the principal building.
5. To ensure that the proposed signage and awnings present a favorable appearance to neighboring properties, the property shall be developed and operated as follows:
 - a. That channel lettering shall only be used for the wall signs.
 - b. That consistent with the Sign Ordinance, the awnings shall not include text in conjunction with the wall signage.

- c. That the awnings shall be of a uniform design and color around the building.
6. That the petitioner shall effectuate improvements on the abutting gas station property, as shown on the petitioner's submitted plans. These improvements shall include widening the drive aisle around the gas station building and sign and stripe the car wash drive through lane in a manner that minimizes vehicle conflicts on the property. Said design shall be subject to review and approval of the Director of Community Development.
7. To minimize parking conflicts on the property and to minimize impacts on adjacent properties, the developer/owner of the property shall operate the property, as follows:
 - a. Overnight parking shall be prohibited south of the proposed building.
 - b. No more than fifty (50%) of the proposed building square footage shall be allowed to be occupied by restaurant uses.
 - c. That the handicapped parking spaces shall be located in a manner consistent with the Illinois Accessibility Code.
8. That the petitioner shall provide a plat of subdivision for the subject property making the property a lot of record.
9. That the following elevational changes shall be made to the property, as follows:
 - a. The petitioner shall modify the proposed east, south and west elevations to break up the proposed brick mass. The modified elevations may include a combination of inset brick, window or spandrel glass insets and/or use of an additional brick color. The final design of the wall elevations shall be subject to the Director of Community Development.
 - b. That the proposed woodscreen on the south elevation be replaced with an extended parapet wall similar to the other three building elevations.
 - c. That additional awnings shall be placed on the access doors, consistent with the other three proposed elevations.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH:WJH

c: Petitioner

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