

**VILLAGE OF LOMBARD
INTER-DEVELOPMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission

HEARING DATE: May 16, 2011

FROM: Department of Community
Development

PREPARED BY: Jennifer Henaghan, AICP
Senior Planner

TITLE

SPA 11-02ph: 85 Yorktown Shopping Center (Chase Bank): The petitioner requests Site Plan Approval with the following deviations for the subject property located within the B3 Community Shopping District and Yorktown Center Planned Development:

1. A deviation from Section 153.505(B)(19)(a)(2)(a) of the Lombard Sign Ordinance to allow a total of four wall signs where a single wall sign is permitted; and
2. A deviation from Section 153.505(B)(19)(a)(1)(a) of the Lombard Sign Ordinance to allow a total wall sign area of approximately 168.22 square feet.

GENERAL INFORMATION

Petitioner: The Architects Partnership LTD
122 S. Michigan Ave., Ste. 1810
Chicago, IL 60603

Property Owner: Yorktown Holdings, LLC
203 Yorktown
Lombard, IL 60148

Relationship of Petitioner to Property Owner: Architect for lessor

PROPERTY INFORMATION

Existing Zoning: B3PD Community Shopping District – Yorktown Planned Development

Existing Land Use: Freestanding automobile service establishment (Firestone)

Size of Property: Approximately 0.92 acres

Comprehensive Plan: Recommends Regional Commercial

SURROUNDING ZONING AND LAND USE

- North: B3PD Community Shopping District Planned Development; developed as AMC Theatres and Yorktown Center parking
- South: OPD Office District Planned Development; developed as an office building
- East: B3PD Community Shopping District Planned Development; developed as AMC Theatres
- West: B3PD Community Shopping District Planned Development; developed as Yorktown Center entrance drive and parking

ANALYSIS

SUBMITTALS

This report is based on the following documents filed with the Department of Community Development.

1. Public Hearing Application.
2. Response to Standards for Variations.
3. Existing Conditions, Preliminary Site Plan, and Preliminary Grading/Utility Plan, prepared by Gewalt Hamilton and dated March 25, 2011.
4. Landscape Plan, prepared by 3D Design Studio and dated April 8, 2011.
5. Proposed Elevations, prepared by The Architects Partnership and dated January 26, 2011.
6. Photometric Plan, prepared by The Architects Partnership and dated April 11, 2011.
7. Signage Plans, prepared by NW Signs and dated February 19, 2011, last revised March 19, 2011.

DESCRIPTION

The property at 85 Yorktown Shopping Center is currently improved with the Firestone building. This building will be demolished and replaced with a new, single-story Chase bank with four drive-through lanes. Both the bank and drive-through are permitted by right under by the Yorktown Planned Development, so no public hearings are required for the construction of the building or the proposed use. However, the petitioner is requesting signage relief to allow four wall signs totaling 168 square feet.

INTER-DEPARTMENTAL REVIEW COMMENTS

PRIVATE ENGINEERING & PUBLIC WORKS

The PES Division of Community Development has the following comments on the development associated with the petition:

1. No freestanding signs, parking lot lights (bases), transformers, structures, etc. may be located within a Village easement.
2. A fire hydrant shall be located 25 feet to 75 feet from the Fire Department Connection and located in a Village watermain easement. The hydrant shall be at least 15 feet from any structure.
3. Stormwater BMPs are required for the entire disturbed area and shall be placed in a stormwater BMP easement.
4. A separate domestic tap at the watermain shall be required.

PUBLIC WORKS

The Utilities Division of Public Works does not have comments on the sign relief requested, but offers its comments regarding the overall site development:

1. Construction plans should refer to the most current easements.
2. The existing 6-inch water service may be reused, but a new domestic service will be required.
3. The existing sewer service must be abandoned.
4. If no basement is constructed, the finished floor elevation must be verified relative to the sanitary sewer.

BUILDING DIVISION

The Building Division has no comments at this time. Final comments will be offered as part of the building permit submittal. As with all signage, a separate building permit shall be required for any signage placed upon the building or on the property.

FIRE DEPARTMENT

The Fire Department has no comments at this time. Final comments will be offered as part of the building permit submittal.

PLANNING

Compatibility with the Surrounding Land Uses

The proposed land use is compatible with the surrounding business uses. However, the Village's traffic consultant reviewed the proposed site plan and made a number of comments and suggestions with regard to site access and circulation, as follows:

- The western right-in/right-out access drive onto the main Yorktown Center entrance drive should be restricted to right turns in only. Based on a number of detailed and comprehensive traffic studies at Yorktown, inbound traffic, even though not required to stop at the ring road, experiences significant backups making it very difficult and unsafe for outbound site traffic to exit from the right-in/right-out access drive. For bank

customer traffic desiring to enter the shopping center, there are other alternative driveways which can be utilized.

- It is recommended that the bank consider restricting the northern driveway off the ring road to right turns in and out only. This would simplify traffic operations along the ring road and reduce the number of conflict points within close proximity to the intersection of Fairfield Avenue with the Yorktown Shopping Center ring road. It should be noted that the site has several other connections to the access system which will serve its needs.
- Additional internal signage should be provided directing customers to the various driveways serving the site.
- Drive-through stacking for four vehicles at each window is more than adequate. Studies by KLOA, Inc. at a number of banking facilities has indicated much lower stacking needs.
- The number of parking spaces provided is more than adequate.
- Sign number 6 on the "Sign Location Plan" should be moved further north to provide a better site line to incoming drivers.
- Additional signs directing customers to the drive-through facility may be desired at the other access drives to the site.

Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends Regional Commercial land uses for the Yorktown Center Planned Development. The proposed bank is consistent with this recommendation. However, the Comprehensive Plan specifically states that signage for outlots should be consistent and coordinated with the overall signage program for the development and complement, rather than compete for, motorists' attention. The degree of the proposed signage relief (requesting relief for both number of signs as well as sign area) does not comply with this recommendation.

Compliance with the Zoning Ordinance and the Yorktown Planned Development

The planned development for the Yorktown Center does not address exterior signage. Therefore, the exterior signage at Yorktown is regulated by the current Zoning and Sign Ordinance. As a planned development, any relief from the Sign Ordinance could be approved by the Plan Commission as part of a site plan approval application.

Compatibility with the Sign Ordinance

The petitioner is proposing a freestanding sign along Butterfield Road, which is permitted by right, and a total of four wall signs. The south elevation (facing Butterfield) would have a 58-square foot channel letter sign, and the other three elevations that face Yorktown internally would each have a 37-square foot channel letter sign. The total area of all four wall signs is approximately 168 square feet, which exceeds the maximum total 160-square foot sign area that would be permitted by right for all wall signs on the property. The property has only one frontage along a public street, which entitles it to a single wall sign.

Although in the past the Village has granted signage deviations for a number of businesses along the ring road, those businesses had unique site considerations that do not apply to the subject property. The proposed building would be located only 80 feet from Butterfield Road, a regional arterial roadway that is traversed by more than 47,000 vehicles per day. Due to its placement on the lot (and within Yorktown Center) that offers high visibility and access to a signalized intersection, the proposed building would effectively function as a sign in and of itself. There are no unique site considerations in this case that would warrant the need for additional signage above and beyond what is already permitted by the Sign Ordinance.

Standards for Variations

The regulations of the Zoning Ordinance shall not be varied unless findings based on the evidence presented are made in each specific case that affirm each of the seven standards set forth in Section 100.103 (C) of the Lombard Zoning Ordinance. Staff finds that the following standards have not been affirmed:

(a) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience if the strict letter of the regulations were to be applied;

Staff finds that there is no physical hardship associated with the property. The design and layout of the petitioner's property is typical of many of the B3 Community Shopping District parcels throughout the Village, and the proposed building would be highly visible from the adjacent public right-of-way. The petitioner can meet code and communicate the services and products that are available at the bank by installing alternative signage that is consistent with the Sign Ordinance, including a single 100-square foot wall sign and a freestanding sign of up to 125 square feet.

(b) The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification;

Staff finds that the conditions are not unique to the subject property or the B3 Community Shopping District. In further consideration of the overall Yorktown Center planned development, there is nothing unique to this property to warrant the requested relief.

In summary, staff recommends that this petition be denied as it has not met the Standards for Variations.

FINDINGS AND RECOMMENDATIONS

The Inter-Departmental Review Committee has reviewed the standards for variations for the requested signage and finds that the standards for variations have not been met. As such, the Committee recommends that the Plan Commission make the following motion recommending denial of SPA 11-02ph:

Based on the submitted petition, accompanying signage plans and the testimony presented, the proposed signage **does not comply** with the standards established by the Yorktown Shopping Center Planned Development and the Lombard Zoning and Sign Ordinances, and that granting the signage relief does not enhance the planned development and is not in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission, and therefore **deny** SPA 11-02ph.

Inter-Departmental Review Group Report approved by:



William J. Heniff, AICP
Director of Community Development

c: Petitioner

MEMORANDUM TO: Chris Stilling
Village of Lombard

FROM: Neil S. Kenig, PE
Principal

Javier Millan
Senior Consultant

DATE: May 4, 2011

SUBJECT: Proposed Chase Bank Branch Traffic Evaluation
Lombard, Illinois

This memorandum summarizes the results of an access and internal circulation evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Chase Branch development in Lombard, Illinois. The site is located in the southeast quadrant of the Yorktown shopping center and is currently occupied by the Firestone Complete Auto Care facility.

The plans call for building a 4,264 square-foot facility with four drive-through lanes. Access to the site is proposed to continue to be provided via the existing access drives from the interior circulation roads in Yorktown as well as via cross access to the existing parking lots serving the adjacent land use (movie theater).

The purpose of this study was to evaluate the access and internal circulation of the site plan.

Access Evaluation

The facility's site plan proposes to utilize the existing access system of the current Firestone site. Below is a discussion of each access drive

Right-In/Right-Out Access Drive off Fairfield Avenue

This drive access drive is located approximately 200 feet from Butterfield Road and, more importantly, only 70 feet from the intersection of Fairfield Avenue with the Yorktown Shopping Center ring road. The right in is important in that it quickly and efficiently serves inbound customer traffic destined to the bank. Based on a number of detailed and comprehensive traffic studies at Yorktown, inbound traffic, even though not required to stop at the ring road, experiences significant backups making it very difficult and unsafe for outbound site traffic to exit from the right-in/right-out access drive. For bank customer traffic desiring to enter the shopping center, there are other alternative driveways which can be utilized. As such, it is recommended that this driveway be restricted to right turns in only.

Access Drive off Yorktown Shopping Center Ring Road

This full access driveway is located approximately 70-80 feet from the stop bar for southwest traffic on the Yorktown Shopping Center ring road at its intersection with Fairfield Avenue. Our previous studies and analyses of traffic at this location indicate significant backups in traffic trying to exit the center as well as high volumes and speeding along this section of the inbound ring road. As such and from a safety standpoint, it is recommended that the bank consider restricting this driveway to right turns in and out only. This would simplify traffic operations along the ring road and reduce the number of conflict points within close proximity to the intersection of Fairfield Avenue with the Yorktown Shopping Center ring road.

It should be noted that the site has several other connections to the access system which will serve its needs. Below is a list of the other available connections.

1. Driveway to the ring road which also serves the movie theater complex. This driveway is approximately 80-90 feet further north of the previously described drive.
2. Access drive further north to the ring road. This intersection is four way stop sign controlled and provides a much safer environment for access within the center.
3. Access to/from Butterfield Road. Just east of the bank site there is a driveway on Butterfield Road allowing right turns in and out to the center as well as the bank site and movie theater.

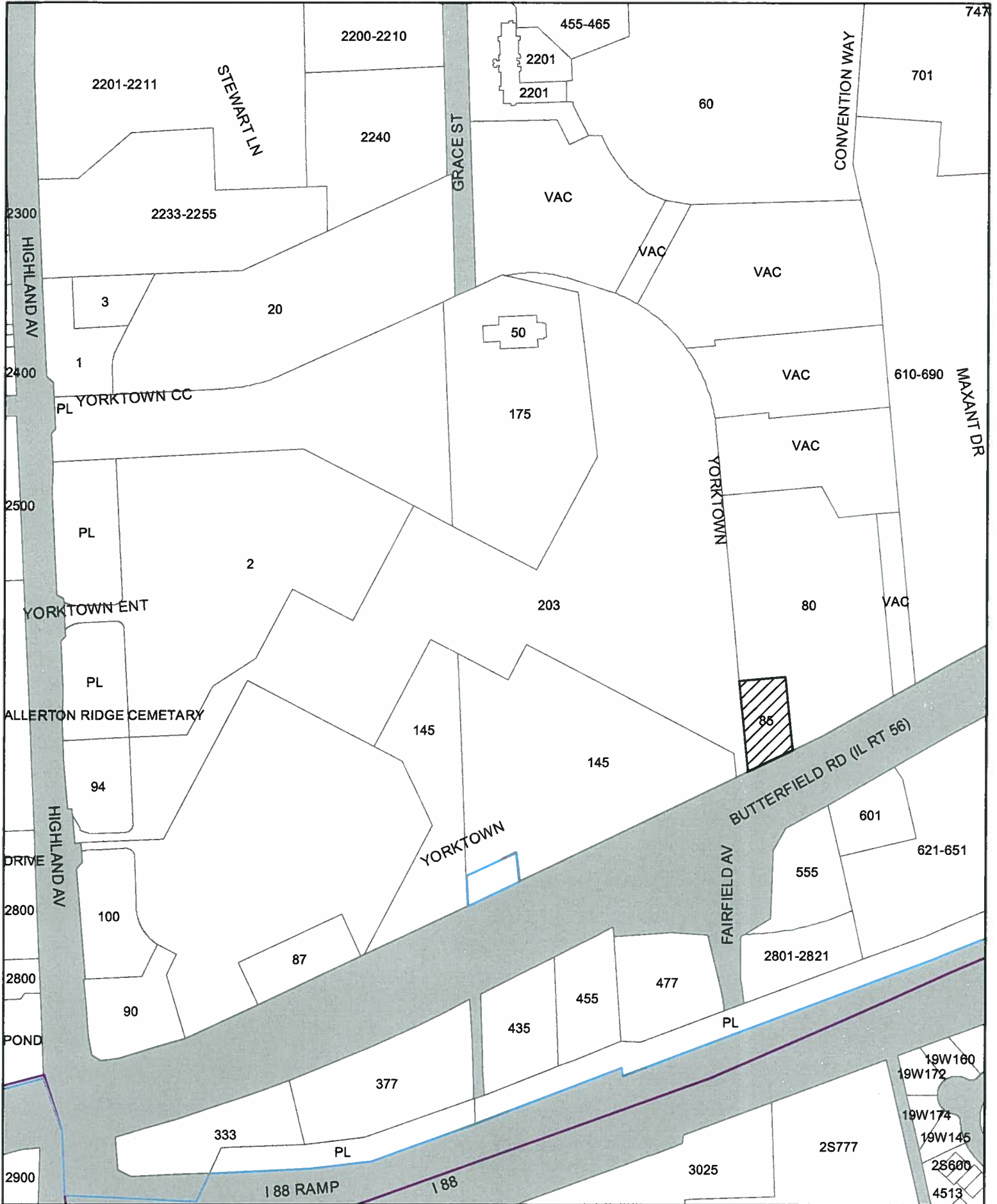
Site Circulation Evaluation

Based on a review of the proposed layout and drive-through circulation, we offer the following.

- Circulation within the site is fairly well defined.
- Based on the recommended changes in site access, additional internal signage should be provided directing customers to the various driveways serving the site.
- Drive-through stacking for four vehicles at each window is more than adequate. Studies by KLOA, Inc. at a number of banking facilities has indicated much lower stacking needs.
- The number of parking spaces provided is more than adequate.
- Sign number 6 on the "Sign Location Plan" should be moved further north to provide a better site line to incoming drivers.
- Additional signs directing customers to the drive-through facility may be desired at the other access drives to the site.

Location Map

85 Yorktown Center





April 11th, 2011

Jennifer Henaghan, AICP
Senior Planner
Village of Lombard
255 E. Wilson Ave
Lombard, IL 60148
(630) 620-3084 (phone)
(630) 629-2374 (fax)

Re: Chase Bank – Standards for Variations

Dear Ms. Henaghan,

I am submitting written responses to the Standards for Variations relating to the new Chase Banking Center's proposed Signage Variations. Please review the following and let me know if our responses will meet the requirements of the Village, or if there are additional comments:

SECTION 155.103.C.7 OF THE LOMBARD ZONING ORDINANCE:

The regulations of this ordinance shall not be varied unless findings based on the evidence presented are made in each specific case that affirms each of the following standards:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.

Response: The requested sign variations are a result of the unique layout and location of the proposed banking center outlot. Traffic can arrive to the site from all 4 directions and the additional wall signs will create a more efficient traffic pattern for all users. The users will be able to better utilize the most direct route once they obtain a visual of the banking center, thereby lessening traffic on the adjacent streets and access roads. The additional wall signs will also allow for a better turning condition for users coming to the site from Westbound Butterfield Road by providing more response time due to the high rate of speed and multiple lanes of traffic on the roadway.

2. The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification.

Response: The layout of this particular outlot allows potential users to access the site from all 4 directions rather than from one primary roadway or access drive.

3. The purpose of the variation is not based primarily upon a desire to increase financial gain.

Response: The purpose of the variation is to increase the safety and efficiency of all vehicular traffic accessing the shopping center.

4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.

Response: The hardship to this particular site has been caused by the unique layout of the current lot and of the adjacent roadways and access points.



5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

Response: The granting of the variation will not be detrimental to the neighborhood as it is a commercial neighborhood located along a busy roadway. The requested wall signs are consistent with other users in the area and the quantity of wall signs is required due to the unique positioning of the outlet.

6. The granting of the variation will not alter the essential character of the neighborhood; and,

Response: The adjacent users are commercial in nature and the granting of the variation will not alter the commercial character of the neighborhood.

7. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Response: The proposed variation will not impair light and air, increase congestion, increase danger of fire, impair drainage, endanger the public or diminish property values. In fact, we believe the opposite to be true. The additional wall signage will allow more efficient and direct traffic to the proposed banking center by allowing possible "passby" users to locate the banking center prior to traversing onto the major access drive or roadways thus reducing the traffic burden and providing additional safety to users of those roadways.

Please forward any comments regarding this written response to my attention.

Sincerely,

A handwritten signature in blue ink, appearing to read "Timothy R. Meseck".

Timothy R. Meseck, LEED AP
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