

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) _____ *Waiver of First Requested*
 X Recommendations of Boards, Commissions & Committees (Green)
Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: April 28, 2005 (BOT) Date: May 5, 2005

TITLE: PC 05-08: 330 and 350 E. North Avenue

SUBMITTED BY: Department of Community Development *WTL*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation requesting that the Village take the following actions on the subject properties as follows:

For the property located at 330 East North Avenue and located within the B4 Corridor Commercial District:

1. Approve a major plat of subdivision (to be considered upon approval of final engineering.)
2. Approve a variation from Sections 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking;
3. Approve a conditional use for a drive-through facility;
4. Approve a conditional use for an outdoor seating area; and
5. Resolution approving a development agreement for the subject property. (to be considered with the second reading of the ordinance)

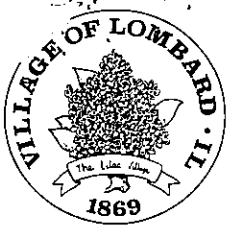
The Plan Commission recommended approval of this petition with amended conditions.

Fiscal Impact/Funding Source:

Review (as necessary):

| | |
|--|---------------------|
| Village Attorney X _____ | Date _____ |
| Finance Director X _____ | Date _____ |
| Village Manager X <i>W. T. Lichter</i> | Date <i>4/28/05</i> |

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP, Director of Community Development *DH*

DATE: May 5, 2005

SUBJECT: PC 05-08: 330 E. North Avenue (Overlook on North Shopping Center)

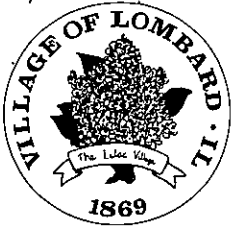
Attached please find the following items for Village Board consideration as part of the May 5, 2005 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 05-08;
3. An Ordinance granting approval of conditional uses for a drive-through window and for outdoor dining with variations to landscape yards, subject to conditions.
4. Plans associated with the petition.

As you will note from the referral letter, the Plan Commission recommended approval of the actions for 330 E. North Avenue. They continued the requested actions for 350 E. North Avenue to their May 16, 2005. Once the Plan Commission makes a recommendation for that property, staff will forward those items accordingly.

Please note that condition of approval #2 has been modified to not require the developer to install street lights along North Avenue, as the street lights were previously installed as part of Illinois Department of Transportation's North Avenue improvement plans. The additional comment is added into the Ordinance for clarity purposes.

Also associated with this petition will be a development agreement and a companion subdivision plat. The Resolution approving a companion development agreement for the subject property will be considered as part of the second and final reading of the aforementioned ordinance. The final plat will be brought forward for Village Board signature upon approval of the final engineering for the site.



VILLAGE OF LOMBARD

255 E. Wilson Ave.

Lombard, Illinois 60148

630/620-5700 FAX: 630/620-8222

TDD: 630/620-5812

www.villageoflombard.org

May 5, 2005

Village President
William J. Mueller

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

Trustees

Tyler L. Williams, Dist. 1
Richard J. Tross, Dist. 2
Karen S. Koenig, Dist. 3
Steven D. Sebby, Dist. 4
Kenneth M. Florey, Dist. 5
Rick Soderstrom, Dist. 6

Village Manager
William T. Lichter

Subject: PC 05-08; 330 E. North Avenue

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, GB Illinois #1, LLC, requests that the Village takes the following actions on the subject property located within the B4 Corridor Commercial District.

For the property located at 330 East North Avenue and located within the B4 Corridor Commercial District:

1. Approve a major plat of subdivision.
2. Approve a variation from Sections 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking;
3. Approve a conditional use for a drive-through facility;
4. Approve a conditional use for an outdoor seating area; and
5. Approve a development agreement for the subject property.

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business to create a distinctive sense of spirit and an outstanding quality of life."

"The *Mission* of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

For the property located at 350 East North Avenue and located within the B4 Corridor Commercial District, Planned Development, approve the following actions:

1. Amendments to Ordinance 5531 approving a planned development on the subject property; and
2. Variations from Sections 153.505 (B)(9) and Sections 153.225 (A), (B) and (F) of the Lombard Sign Ordinance to allow for an off-premise sign to allow for an off-premise sign on the subject property.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on April 18, 2005. Peter Bazos, attorney for the petitioner, presented the petition. Mr. Bazos introduced other presenters and the order of presentation. Mr. Bazos described the property's location and zoning. He noted that the site is immediately west of the recently approved CVS site. Mr. Bazos stated the request. He noted that the site would include a 17,250 square foot multi-tenant commercial center. He stated that the petitioner agreed to continue with cross access easements at the east and west property lines. He noted that the façade was upgraded to be consistent with the commercial corridor. He mentioned the uses would be consistent with the B4 commercial zoning and noted that when the center was occupied there would be significant sales tax generated.

Mr. Bazos stated that the petition complies with the applicable standards. He asked that their application and submittals be part of the record. He noted that they were in concurrence with the majority of the staff report except for page four, comment number one. He also noted exceptions to page four, comment number two and stated that the site plan is the accurate representation. He also noted that the petitioner's engineer had not seen the redline plans noted in comment number seven. He noted that the comments from Planning regarding changes to the north elevation would be too expensive to make the project work. He stated that he discussed tabling the freestanding sign request for 350 E. North Avenue with staff. Mr. Bazos stated that staff informed him street lighting would not be necessary in reference to the Subdivision and Development Ordinance provisions. He stated that they agreed with the conditions of approval with the exceptions of numbers two, six, and seven since the sign discussion would be tabled.

Mark Rick, civil engineer, outlined the site plan items. He stated that the front of the building would face North Avenue. He stated that the proposed single drive through window would be located on the south side of the building. He stated that the dumpster would be screened. He stated that the drive aisle would accommodate truck deliveries. He noted that deliveries would be made with small, single unit trucks and not semis. He referred to the circulation pattern. He pointed out the outdoor seating areas at the northwest and southeast corners of the building. He stated that they were working with IDOT to obtain a permit for the right-in, right-out access. He noted that there is an existing access under construction as part of the CVS shared access. He stated that they are proposing 71 parking spaces located south of the store with three handicap spaces. He stated that the developer is fine with staff's recommendation of restricted employee parking for the ten northern diagonal parking spaces located on the west side of the building. He stated that the drive aisle behind the building will be one way and the exhibits submitted to KLOA show the ability to make a left hand turn without conflict. Mr. Nosky noted that the Village requires seven spaces for stacking and they have provided space for thirteen. He stated that they were agreeable to staff comments referencing tapering to prevent motorists from entering the one way drive through. He stated that the landscaping plans were submitted. He noted that the petitioner proposed a wood fence for screening but was agreeable to staff's request for evergreens in lieu of the fence. He stated that the street lighting was done as part of the IDOT reconstruction. Lastly, Mr. Nosky noted that they were working with DuPage County to construct the same type of detention facility as the CVS site. He noted the 100 foot buffer.

Mark Nosky, the petitioner's architect, presented four display boards. He referenced the floor plan. He stated that the floor plan shows the multi-tenant service doors facing the back side of the drive. He stated that railings would be provided around the outdoor seating areas. Mr. Nosky referenced the drive through window. He noted it would consist of a bump out window and curbing to restrict one way movements. He noted that a sprinkler room area is located at the rear of the building. He then noted the alternative elevation designed to address staff concerns. He stated that the design included fabric awnings, and two types of colored brick. He stated that additional banding would be provided to break up the rear façade.

Mr. Nosky referenced the materials board. He stated that the base course brick was for the building. He referenced a change to the color of the awnings shown in the elevation. He noted the two types of brick colors. He stated that the downspouts would be located between doors and sliding to the side on the rear elevation. He stated that they also included fabric awnings to the rear to give provide shadows and tones.

Chairperson Ryan then opened the meeting for public comment. Ed Jacobson, a resident of Martha Street, stated that the proposed development would be an improvement to an area of town that has been devastated for some time. No one spoke against the petition.

Chairperson Ryan then requested the staff report.

Angela Clark, Planner II, presented the staff report. Ms. Clark noted the Interdepartmental Review Committee provided comments. She highlighted the planning issues. She stated that the comprehensive plan and zoning ordinance recommend community commercial uses and the proposed use is consistent with both. She noted that the properties east and west of the subject property were zoned for commercial uses. She stated that a church is proposed north of the subject property and residential uses exist to the south. Ms. Clark stated that a detention pond would separate the church and the strip center would be more than 250 feet from the church. She stated that the petitioner attempted to make the proposed development appear as though it was a contiguous development with the proposed CVS location to the east.

Ms. Clark noted the drive through facility. She stated mentioned the direction of traffic flow. She noted the comments provided by KLOA, the Village's traffic consultant. She stated that the comments approve of the general layout and design and suggested additional signage. She stated that staff feels the spacing of the drive aisle near the driveway is adequate. She also noted that staff concurred with the recommendation that the northern most spaces on the west side of the building should be restricted to employee parking to minimize the number of vehicles backing into the drive aisle.

Ms. Clark stated that staff favored the proposed outdoor seating areas, as they would provide an additional amenity to patrons. She stated that staff would rather see heavy berming rather than a

solid fence on the north side of the structure. She stated that the landscaping plans met the code requirements with the exception of those areas intended to provide cross access.

Ms. Clark stated that staff has had conversations with the petitioner regarding breaking up the expanse along the rear elevation. She stated that staff is willing to work with the petitioner on revisions to the rear elevation. She noted that the petitioner had incorporated previous comments into the new elevations.

Ms. Clark stated two freestanding signs were proposed. She clarified that the condition of approval referencing signage was in regards to the billboard on the 330 E. North Avenue and not for the proposed freestanding sign. She stated that the petitioner has represented that the proposed wall signage will meet code. She stated that the petitioner requested that action for the proposed freestanding sign for 350 E. North Avenue be continued as they were revising drawings for the sign and discussing it with the 350 E. North Avenue property owner. She noted that the awnings on the front elevation would not contain any signage.

Ms. Clark stated that Private Engineering Services represented that street lighting would not be necessary, but all other requirements of the Subdivision and Development Ordinance must be met for the subdivision. She stated that staff recommended approval of the petition with the conditions noted in the staff report.

Chairperson Ryan then opened the meeting for discussion among the Plan Commission members.

Commissioner Sweetser stated that the petitioner indicated that they were seeking a modification of the condition number two. She asked if there was something else. Ms. Clark stated that the only issue she is aware of is the street lighting. Commissioner Sweetser asked if it was okay not to include number two. William Heniff, Senior Planner, stated that condition number two picks up all of the public works and other comments. Commissioner Sweetser asked if the references to the sidewalk were included in this. Mr. Heniff stated that it was and these items could be worked out with staff.

Commissioner Olbrysh stated that he could support the petitioner but had one concern with the north elevation. He stated that even though the building would be more than 250 feet away in addition to landscaping the building would still be visible. He stated that what the petitioner proposed with the additional banding and fabric awnings would satisfy his concerns.

Commissioner Burke asked that if the banding and the awning were acceptable should condition number six be stricken. Mr. Heniff stated that the condition could be modified to give it a date certain subject to the Director of Community Development. He stated that condition seven references the billboard.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed variations comply with the standards of the Zoning Ordinance. Therefore, the Plan

Commission, by a roll call vote of 5 to 0, recommended to the Corporate Authorities, **approval** of the following relief associated with 330 E. North Avenue (PC 05-08) and continuance of the signage for 350 E. North Avenue until May 16, 2005 Plan Commission meeting. The recommendation of approval is 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. 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.

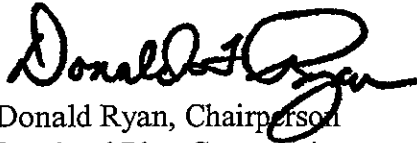
Re: PC 05-08

May 5, 2005

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Respectfully,

VILLAGE OF LOMBARD

A handwritten signature in black ink, appearing to read "Donald Ryan". The signature is fluid and cursive, with the first name "Donald" being larger and more prominent than the last name "Ryan".

Donald Ryan, Chairperson
Lombard Plan Commission

att-

c. Petitioner
Lombard Plan Commission

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VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission HEARING DATE: April 18, 2005
FROM: Department of Community PREPARED BY: Angela Clark, AICP
Development Planner II

TITLE

PC 05-08; 330 E. North Avenue: The petitioner requests that the Village take the following actions on the subject properties as follows:

For the property located at 330 East North Avenue and located within the B4 Corridor Commercial District:

1. Approve a major plat of subdivision.
2. Approve a variation from Sections 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking;
3. Approve a conditional use for a drive-through facility;
4. Approve a conditional use for an outdoor seating area; and
5. Approve a development agreement for the subject property.

For the property located at 350 East North Avenue and located within the B4 Corridor Commercial District, Planned Development, approve the following actions:

1. Amendments to Ordinance 5531 approving a planned development on the subject property; and
2. Variations from Sections 153.505 (B)(9) and Sections 153.225 (A), (B) and (F) of the Lombard Sign Ordinance to allow for an off-premise sign to allow for an off-premise sign on the subject property.

GENERAL INFORMATION

Petitioner: G.B. Grace Property, LLC
600 E. 96th Street, Suite 150
Indianapolis, IN 46240

Relationship to Property: Contract Purchaser

Plan Commission
Re: PC 05-08
Page 2

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.

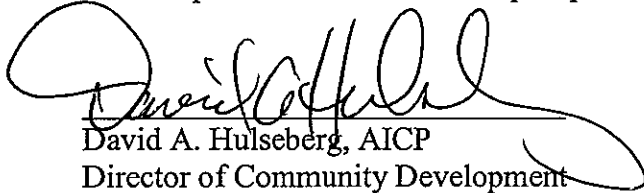
Based on the submitted petition and the testimony presented, the proposal does comply with the standards required by the Lombard Zoning, Sign and Subdivision and Development Ordinances; and, therefore, I move that the Plan Commission find that the findings included as part of the Inter-departmental Review 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



KENIG, LINDGREN, O'HARA, ABOONA, INC.

9575 W Higgins Road • Suite 400
Rosemont, Illinois 60018

(847) 518-9990 • Fax (847) 518-9987
email: kloa@kloainc.com

MEMORANDUM TO: Bill Heniff
Village of Lombard

FROM: William R. Woodward
Javier Millan

DATE: April 5, 2005

SUBJECT: The Overlook on North
Site Plan Evaluation
Grace Street and North Avenue
Lombard, Illinois

At your request, Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) performed a site plan evaluation for the west section, a 17,250 square foot strip mall, of the proposed The Overlook on North development, located on the northwest corner of Grace Street and North Avenue (IL 64). Access to the development is proposed via three right-in/right-out only driveways: two off North Avenue and one off Grace Street. The following highlights our review and recommendations to improve site access and internal circulation to this development:

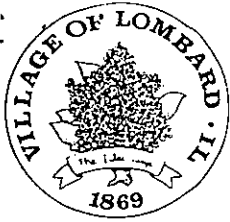
1. The site will feature a 13,000 square foot CVS/pharmacy on the east side of the development and a 17,250 square foot strip mall on the west side. A shared driveway physically separates the two buildings.
2. The far west tenant space in the strip mall is intended to be a coffee establishment (i.e., Starbuck's, Dunkin' Donuts) featuring a drive-through. Drive-through customers will drive to the rear of the building (north face), accessing the window on the west face of the building.
3. The drive-through lane will utilize the rear service access driveway that will be used by the other tenants for deliveries and refuse pickup. The service access driveway is proposed to be a minimum of 25.5 feet wide at the rear of the building and 27 feet wide on the west side of the building. This width will provide enough space for vehicles to pass one another should a service delivery vehicle be loading or unloading, or if a vehicle should stall.
4. The northerly ten proposed angled parking spaces on the west side of the development should be restricted to employee parking, reinforced with signage. Because employee parking has a lower turnover, vehicles backing out of the parking spaces into the drive-through aisle will be minimized. The southerly five angled parking spaces do not need to be restricted since these spaces are clear of the drive-through window and queue.

5. Based on previous traffic studies and assessments conducted for coffee establishments, such as this proposed tenant, the drive-through lane should provide for a minimum stacking of ten vehicles. Assuming a 20 foot headway, the site plan allows for the stacking of approximately thirteen vehicles, not including the one being serviced at the window. Therefore, the site plan allows for sufficient stacking of vehicles without impeding traffic circulation for the rest of the site.
6. Auto-Turns output should be provided for this site plan showing circulation routes for both emergency and refuse vehicles to ensure these vehicles can properly navigate the site.
7. The proposed signage is adequate to compliment the drive-through and parking lot circulation plan; however, in addition to the "Do Not Enter" sign to be posted at the drive-through exit, it is recommended that a right-turn only sign also be posted to reinforce that northbound traffic should turn right and not continue through the one-way southbound drive-through system.
8. The curb on the southwest corner of the building should taper outward beginning just south of the drive-through window to a maximum of 12 feet (creating a right triangle) to narrow the exit of the one-way drive-through system to prevent opposing vehicles from entering it. In addition, the taper naturally directs the drive-through patron to the left side of the roadway so that they are not in direct alignment with opposing traffic once exiting the drive-through system.

Location Map

PC 05-08: 330-350 E. North Avenue





MEMORANDUM

TO: Donald Ryan, Chairperson
Lombard Plan Commission

FROM: Angela Clark, AICP, Planner II *AC*

DATE: April 18, 2005

SUBJECT: PC 05-08: Additional Items for Consideration

1. Attached you will find the Building and Fire Department comments regarding the petition for 330 and 350 E. North Avenue. The comments were received after the staff reports were distributed.
2. Upon receipt of the staff report, the petitioner has decided to revise the plans for the proposed sign for 350 E. North Avenue. As the petitioner has not finalized the new drawings and obtained approval from the property owner, the petitioner requests that the discussion regarding the signage proposed for 350 E. North Avenue be continued.



April 13, 2005, 2005

To: Angela Clark, AICP, Senior Planner II

From: Ted Kloris, Supervisor, Building Inspections
Jerry Howell, Fire Marshal

Subject: PC 05-06330 E. North Ave.

Regarding the petitioner's request that the Village takes the presented actions regarding the subject property within the B4 Corridor Commercial District.

We have the following comments:

- The building should be designed for type IA or IB construction and be fully sprinklered and alarmed.
- An outside-access only, first floor fire sprinkler/alarm room be provided. **Sprinkler Main cannot be run beneath the building.**
- Fire Hydrant must be provided within 75' of the buildings Fire Department Connection.
- The 8" water mains feeding the hydrants near this site should be looped together and not two dead end stubs.

c. George E. Seagraves – Fire Chief

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A
CONDITIONAL USE FOR A DRIVE THROUGH FACILITY;
AND A CONDITIONAL USE FOR OUTDOOR EATING AREAS
AND A VARIATION FOR PERIMETER PARKING LOT LANDSCAPING,
ALL LOCATED IN THE B4 CORRIDOR COMMERCIAL DISTRICT**

(PC 05-08: 330 E. North Avenue)

(See also Ordinance(s) _____)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, said application requests a variation from Sections 155.706 (C) and 155.709 (B) of the Zoning Ordinance to reduce the required perimeter parking lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access parking on the Subject Property in a B4 Corridor Commercial District; and,

WHEREAS, said application also requests conditional use approval on the Subject Property pursuant to Section 155.415 (C)(10) of the Zoning Ordinance for a conditional use to allow for a drive-through facility in a B4 Corridor Commercial District; and,

WHEREAS, said application also requests conditional use approval on the Subject Property pursuant to Section 155.415 (C)(20) to allow for two (2) outside service areas in a B4 Corridor Commercial District; and,

WHEREAS, said application also requests approval of a major plat of subdivision in a B4 Corridor Commercial District; and,

WHEREAS, said application requests approval of a development agreement on the property described in Section 1 below; and,

Ordinance No. _____
Re: PC 05-08
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WHEREAS, said application requests approval of a aforementioned actions on the property described in Section 1 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on April 18, 2005 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendation with the President and Board of Trustees recommending approval in part of the conditional uses and variations described herein, subject to conditions; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That this ordinance is limited and restricted to the property generally located at 330 E. North Avenue, Lombard, Illinois, and is legally described as:

THE EAST 292.58 FEET OF THE WEST 877.74 FEET, BOTH AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, OF THE SOUTH 595.92 FEET, AS MEASURED ON THE EAST AND WEST LINES THEREOF, OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN,

(EXCEPTING THEREFROM THAT PART TAKEN FOR HIGHWAY, TO WIT:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST 292.58 FEET OF THE WEST 877.74 FEET (AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF) OF THE SOUTH 595.52 FEET AS MEASURED ON THE EAST AND WEST LINES THEREOF, OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 32; THENCE ON AN ASSUMED BEARING OF NORTH 2 DEGREES 13 MINUTES 23 SECONDS WEST ALONG THE WEST LINE OF SAID EAST 292.58 FEET, 116.43 FEET; THENCE NORTH 88 DEGREES 14 MINUTES 32 SECONDS EAST, 292.58 FEET TO THE EAST LINE OF SAID EAST 292.58 FEET, ALSO BEING THE GRANTOR'S EAST PROPERTY LINE, 116.42 FEET TO THE SOUTH LINE OF

Ordinance No. _____
Re: PC 05-08
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SECTION 32; THENCE SOUTH 88 DEGREES 14 MINUTES 24 SECONDS WEST ALONG THE SOUTH LINE OF SECTION 32, 292.58 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS:

PART OF THE EAST 292.58 FEET OF THE WEST 877.74 FEET, BOTH AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, OF THE SOUTH 595.52 FEET, AS MEASURED ON THE EAST AND WEST LINES THEREOF, OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO- WIT: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 32 WITH EAST LINE OF THE WEST 877.74 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 116.42 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTH AVENUE (IL. ROUTE 64), SAID POINT ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89°55'14" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF THE NORTH AVENUE (IL. ROUTE 64), A DISTANCE OF 292.58 FEET; THENCE NORTH 00°31'43" WEST, A DISTANCE OF 479.13 FEET; THENCE NORTH 89°54'50" EAST, A DISTANCE OF 292.58 FEET; THENCE SOUTH 00°31'43" EAST, A DISTANCE OF 479.16 FEET TO THE POINT OF BEGINNING, CONTAINING 3.218 ACRES, MORE OR LESS, ALL BEING SITUATED IN THE COUNTY OF DUPAGE AND THE STATE OF ILLINOIS.

Parcel No. 03-32-301-037
Hereinafter the "Subject Property"

SECTION 2: That conditional uses for two outdoor seating areas and a drive through facility are hereby granted for the Subject Property, subject to compliance with the conditions set forth in Section 6 below.

SECTION 3: That a variation is hereby granted from Section 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot landscape from five feet (5') to zero feet (0') to provide for shared cross-access and parking.

SECTION 4: That a major plat of subdivision is approved for the Subject Property, subject to compliance with the conditions enumerated in Section 6.

SECTION 5: That a development agreement is approved for the Subject Property, subject to compliance with the conditions enumerated in Section 6.

SECTION 6: This ordinance shall be granted subject to compliance with 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 Nosky 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 presented to the Plan Commission except as follows:
 - a.) Under the "Planning Comments", in the second paragraph under the section entitled "Compliance with the Subdivision and Development Ordinance", there shall be no street lighting required of this petitioner as same has already been installed by IDOT.
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. Associated with the development of the center, the developer shall remove the existing off-premise sign existing on the 330 E. North Avenue property.
7. 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.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this ____ day of _____, 2005.

First reading waived by action of the Board of Trustees this ____ day of _____, 2005.

Passed on second reading this ____ day of _____, 2005.

Ayes: _____

Nayes: _____

Absent: _____

Approved this _____, day of _____, 2005.

William J. Mueller, Village President

ATTEST:

Ordinance No. _____

Re: PC 05-08

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Brigitte O'Brien, Village Clerk