

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

TO: Lombard Plan Commission                      HEARING DATE: August 20, 2007

FROM: Department of                                      PREPARED BY: Michelle Velazquez, AICP  
Community Development                                      Planner I

**TITLE**

**PC 07-27; 601-651 E. Butterfield Road:** The petitioners request that the Village take the following actions on the subject property located within the OPD Office Planned Development District:

1. Pursuant to Section 155.504(A) (major changes in a planned development) and Section 155.511 (Site Plan Approvals for planned developments) of the Lombard Zoning Ordinance, amend the conditional use for Lombard/Yorktown Office Center Planned Development, as established by Ordinance 2273, to allow for the construction of a sit-down restaurant on the subject property;
2. Grant the following conditional uses from the Zoning Ordinance:
  - a. A conditional use, per Section 155.411 (C) (14), for a sit-down restaurant establishment;
  - b. A conditional use, per Section 155.411 (C) (10), for outdoor dining associated with a restaurant establishment;
  - c. A conditional use, per Section 155.411 (C) (9), for off-site parking.
3. Grant a variation from Section 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; and
4. Grant a deviation from Section 153.505 (B)(12)(b) of the Sign Ordinance to allow for more than one wall sign per street frontage.

**GENERAL INFORMATION**

Petitioners:                      White Chocolate Grill  
Henry Klover, Agent/Architect  
10955 Lowell  
Overland Park, KS 66210

Bridget O'Keefe  
Michael Best & Friedrich  
400 N. Michigan Avenue  
Chicago, IL 60611

Relationship of Petitioners: Tenant & Attorney for property owner

Property Owner: 611 Butterfield Road, LLC  
400 N. Michigan Avenue  
Chicago, IL 60611

### **PROPERTY INFORMATION**

Existing Zoning: OPD Office Planned Development

Existing Land Uses: Sit-down restaurant, two office buildings, and vacant property

Size of Property: Approximately 7.519 Acres

Comprehensive Plan: Office

Surrounding Zoning and Land Use:

North: B3PD Community Commercial Planned Development District; developed as Yorktown Mall.  
South: Illinois State Toll Highway Authority right-of-way; developed as Interstate 88.  
East: OPD Office Planned Development; developed as Embassy Suites.  
West: O Office District; developed as office buildings and a financial institution.

### **ANALYSIS**

#### **SUBMITTALS**

This report is based on the following documents which were filed with the Department of Community Development on July 13, 2007:

1. Petition for Public Hearing with Response to Standards.

2. ALTA/ACSM Land Title Survey, prepared by Jacob & Hefner Associates and dated April 7, 2003.
2. Layout and Paving Plan, prepared by V3 Companies and dated June 22, 2007.
3. Parking Lot Landscaping Plan, prepared by V3 Companies and dated July 16, 2007.
4. Foundation Landscaping Plan, prepared by H.C. Klover Architect and dated July 13, 2007.
5. Building Elevations, prepared by H.C. Klover Architect and dated July 13, 2007.

## **DESCRIPTION**

The subject property includes three parcels which were annexed into the Village of Lombard in 1979 and subsequently rezoned to the O Office District with a conditional use for a planned development. The development included a freestanding sit-down restaurant (TGI Friday's) on the northwestern parcel, off-site parking on the southern parcel and five (5) one-story office buildings on the largest parcel. With the intention of redeveloping the northern portion of the subject property, the property owner demolished three of the office buildings in 2006.

The petitioners are seeking approval of a number of zoning actions in order to allow a sit-down restaurant with an outdoor dining component to be developed on the property. The existing TGI Friday's restaurant and two remaining offices buildings will remain in the planned development for the interim. The property owner has indicated that they intend to demolish the remaining office buildings and redevelop the southern portion of the property at some time in the future. Any future redevelopment on the southern portion of the property will be subject to a separate petition.

The subject property includes one acre of the NiCor right-of-way adjacent to Interstate 88. This tract of land was part of the original planned development and has been used exclusively for parking. The original planned development ordinance did not specify any relief for the off-site parking. The petitioner is also proposing to establish a separate assessment division (for tax purposes) for the proposed restaurant pad site. The associated parking for the restaurant would be on an adjacent tract of land within the existing planned development. To address this issue, the property owner is requesting the conditional use at this time to continue using the NiCor property for parking purposes.

In addition, the petitioners are also requesting a variation from the Sign Ordinance to allow for three wall signs, when only one is permitted by right.

## **INTER-DEPARTMENTAL REVIEW COMMENTS**

### **ENGINEERING**

The Private Engineering Division has the following comments on the above petition:

- 1) All water main that serves fire hydrants, water services and fire suppression services shall be looped and dedicated to the Village in a 30' easement. No free standing signs or light pole base are permitted within the easement.
- 2) Easements over the stormwater detention facilities are required for any part that detains stormwater, up to and including the restrictor and water quality units.
- 3) As the sanitary main serves more than one building it shall be dedicated to the Village in a 30' easement.
- 4) The water main shall be stubbed so as to provide a future connection point for 601 E. Butterfield Rd.
- 5) Additional comments on the site plan have been provided to the petitioner's engineer.

### **PUBLIC WORKS**

The Public Works Department has no comments at this time.

### **BUILDING AND FIRE**

The Fire Department/Bureau of Inspectional Services has reviewed the petition and has no comments at this time.

### **PLANNING**

#### **Compatibility with the Comprehensive Plan**

The Comprehensive Plan recommends Office at this location. Restaurants are generally compatible with office uses and are listed as a conditional use in the O Office District. The proposed use is consistent with the recommendation of the Comprehensive Plan.

### **Compatibility with Surrounding Land Uses**

Within the planned development there is an existing restaurant located immediately west of the proposed White Chocolate restaurant. Further to the west are an office building and a financial institution. To the north of the subject property there are several restaurant uses within the Yorktown Shopping Center. Immediately east of the subject property is the Embassy Suites hotel. Staff notes that the proposed sit-down restaurant land use is compatible with and complementary to the surrounding land uses.

### **Compliance with the Zoning Ordinance**

#### *Conditional Use- Sit-Down Restaurant*

Sit-down restaurants require conditional use approval in the Office District. The Butterfield Road corridor is already improved with a number of restaurant type uses within the O District, including the Carlisle banquet hall, Taylor Brewing, Benihana, Magnum's, and TGI Friday's. Such uses are considered complementary to the numerous office uses within the corridor.

#### *Conditional Use – Outdoor Dining Area*

The petitioner's proposal includes a 688 square foot outdoor dining area located on the west side of the building. This area is intended to provide outdoor dining in the same manner as many other established sit-down restaurants that currently operate in the community. This area will be screened with sandstone panels on a painted metal frame. The Zoning Ordinance was amended in 2005 (PC 05-34) to list outdoor dining as a conditional use in the O Office District. As the abutting land uses to the outdoor area are non-residential in nature, these uses would not be negatively affected by the outdoor dining.

#### *Conditional Use – Off-site Parking Spaces*

The original planned development approval included one acre of the NiCor property adjacent to Interstate 88. The property owner is in a long term lease with NiCor to use this property exclusively for parking purposes. The property owner is not proposing any changes to the off-site parking area. This tract of land is improved with an asphalt parking lot and has been used exclusively for parking purposes. The petitioner is also proposing to establish a separate assessment division for the proposed restaurant pad site. The associated parking for the restaurant would be on an adjacent tract of land within the existing planned development. The original planned development ordinance did not specify any relief for the off-site parking. Therefore, the property owner is requesting the conditional use at this time to meet the office parking and restaurant requirements.

#### *Landscaping*

The proposed landscape improvements include interior parking lot landscaping islands for the parking area associated with White Chocolate Restaurant. Five-foot (5') perimeter parking lot landscaping will be provided along the north and east property line. The petitioners are seeking a variation from the required five foot (5') perimeter parking lot landscaping along the west and

south sides of the White Chocolate parking lot to allow for shared cross-access and parking with the TGI Friday’s restaurant and two remaining office buildings. Staff supports this relief as it would provide for a more unified development and would enhance traffic circulation within the planned development.

This petitioner has submitted a companion landscape plan. In addition to the plan, six additional parkway trees will be required along the Frontage Road. The property owner is also proposing to seed the area of the subject property between the White Chocolate parking lot and the east office building until at which time the southern portion of the property is redeveloped.

Parking Requirements

The only parking lot improvements being proposed are on the vacant portion of the subject property in conjunction with the proposed White Chocolate restaurant. The new parking spaces will be intergraded into the existing parking areas for TGI Fridays and the office buildings. The proposed restaurant is approximately 6,670 square feet with an additional 680 square feet of outdoor dining area. Because the total area exceeds 7,000 square feet, the restaurant is subject to a parking standard of 17 spaces per 1,000 square feet of gross floor area. The proposed restaurant will have surplus parking, as 166 parking spaces will be provided when only 125 spaces are required.

Staff has also reviewed the entire planned development in terms of compliance with the current parking standards. The existing TGI Fridays only has 94 parking spaces and does not meet the current applicable parking standard of 18.5 spaces per 1,000 square feet of gross floor area. The parking is considered legal non-conforming as the applicable standard at the time the restaurant was built was only 10 spaces per 1,000 square feet of gross floor area. The table below outlines the parking requirements for each use within the planned development. Because the two remaining office buildings and the proposed White Chocolate restaurant will have surplus parking, the planned development exceeds the parking requirements.

	Gross Floor Area (s.f.)	Parking Standard	# of spaces required	# of spaces provided
White Chocolate Grill	7,358	17 spaces/1,000 s.f.	125	166
TGI Fridays	9,100	18.5 spaces/ 1,000 s.f.	168	94
Office Building East	22,704	4 spaces/1,000 s.f.	91	142
Office Building West	22,718	4 spaces/1,000 s.f.	91	151
TOTAL	-	-	475	553

Access

The petitioners are not proposing any changes to the existing access drives in the planned development at this time. There are two access drives on to a frontage road which connects to Butterfield Road via Fairfield Avenue – approximately 420 feet west of the TGI Friday’s property. The access drive on the western side of the subject property provides access to TGI Friday’s parking lot. The second access drive to the Frontage Road is located another 225’ to the east and was intended to service the office buildings. The Frontage Road terminates approximately 260’ east of the western property line for the planned development. There is an additional access drive on the far west side of the property that provides access directly onto Butterfield.

Staff is currently in preliminary discussions with the Illinois Department of Transportation (IDOT) regarding the future intentions of the Frontage Road. Specifically, staff is working with IDOT to determine if the Frontage Road is necessary at this location. Staff has suggested to IDOT the Frontage Road be removed and a new entrance be established into the planned development from the west – through the office uses. Moreover, to enhance traffic circulation in the area, staff also recommends as a condition of approval that upon a request by the Village, the petitioner shall provide for a cross access easement between the subject properties and abutting properties.

Sign Ordinance Relief

White Chocolate Grill is proposing three reverse channel letter wall signs including sixty (60) square foot wall signs on the north and west elevations and a thirty-eight (38) square foot wall sign on the east elevation. The Sign Ordinance only allows one wall sign per street frontage in the O Office District. The petitioner is keeping the wall signage in compliance with the maximum 100 square feet of area for individual wall signs.

Staff has typically supported deviations for additional wall signs within a unified development with shared cross-access and parking. Additionally, the Village approved wall signage relief for the adjacent TGI Friday’s sit-down restaurant, given the unique location and access constraints into the planned development.

Architectural Elements

The petitioner has submitted elevation drawings for the proposed restaurant. The proposed design includes a variety of materials. The entryway is constructed of glass with bronze aluminum framing. The other exterior walls are primarily buff colored stucco with accent bands. Masonry elements include a bronze brick watercourse around the perimeter of the building and a travertine stone is used for an accent wall.

Staff finds the elevations to be acceptable overall, but suggests that additional masonry be incorporated into the final design for the restaurant. The Plan Commission has frequently asked

for additional masonry in lieu of stucco, dryvit, EIFS and other comparable materials. Staff finds that the accent bands that are shown with the stucco on the building elevations help break up the building mass. Therefore, staff suggests that added masonry incorporate similar accent banding. The brick colors shown on the submitted building elevations may be used for this purpose.

## **FINDINGS AND RECOMMENDATIONS**

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it will meet the standards for conditional uses and variations and that the planned development amendment is in the public interest, subject to the conditions of approval. As such, the IDRC recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the requested relief **complies** with the standards required by the Lombard Zoning and Sign Ordinances and that granting the planned development amendment and companion is in the public interest consistent with the previously approved planned development; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 07-27, subject to the following conditions:

1. The petitioner shall develop the site and building in accordance with the following plans submitted as part of this request, except as modified by the Village Board:
  - a) Layout and Paving Plan, prepared by V3 Companies and dated June 22, 2007.
  - b) Parking Lot Landscaping Plan, prepared by V3 Companies and dated July 16, 2007;
  - c) Foundation Landscaping Plan, prepared by H.C. Klover Architect
  - d) Building Elevations, prepared by H.C. Klover Architect and dated July 13, 2007.
2. 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. Upon a request by the Village, the petitioner shall provide for a cross access easement between the subject properties and abutting properties.



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4. Prior to consideration by the Village Board, the petitioner shall submit modified building elevations that substitute masonry for the buff colored stucco.

Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Assistant Village Manager/Director of Community Development

DAH:MV

att  
c. Petitioner

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