

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Site Plan Approval – 2301 Fountain Square Drive (Yard House USA, Inc.)

February 20, 2017

### Title

SPA 17-01

### Petitioner

Yard House USA, Inc.  
1000 Darden Center Drive  
Orlando, FL 32837

### Property Owner

Buikema 21 LLC  
963 W. 75<sup>th</sup> Street  
Naperville IL 60565

### Property Location

2301 Fountain Square Drive  
(Trustee District #3)

### Zoning

B3PD

### Existing Land Use

Restaurant

### Comprehensive Plan

Mixed-Use Commercial and  
Office

### Approval Sought

Site Plan Approval

### Prepared By

Jennifer Ganser, AICP  
Assistant Director



### PROJECT DESCRIPTION

The petitioner requests that the Village grant site plan approval for a proposed 9,881 square foot restaurant. The site is currently the closed Champps restaurant. The petitioner plans to demolish the existing restaurant and build a slightly smaller restaurant, Yard House. The majority of the parking lot will stay as-is and will total 183 parking spaces. There will be a small outdoor seating component that is allowed, per the Fountain Square Planned Development. No variances are being requested.

### EXISTING CONDITIONS

The subject property is currently improved with the vacant Champps restaurant building and associated parking. It was developed under the Fountain Square Planned Development in 1999.

**PROJECT STATS**

**Lot & Bulk**

Parcel Size	2.26 acres
Building Area	9,881 square feet

**Submittals**

1. Petition for Public Hearing;
2. Response to Standards;
3. Preliminary Engineering Plans, prepared by Kimley Horn, dated 01/18/2017;
4. Schematic Design Corner study, prepared by Khaos Design, Inc., dated 01/20/2017;
5. Elevations, prepared by The Roberts Group, undated;
6. Land title and topographic survey, prepared by Compass Surveying Ltd, dated 01/05/2016; and
7. Colored Rooftop Perspective from Oakbrook Towers.

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division has no comments. Should this petition be approved, additional comments may be forthcoming during the permit review process.

**Fire Department:**

The Fire Department notes that final building plans will be required to include an entry door at the exterior elevation to access the buildings fire protection equipment; i.e. fire sprinkler riser and control valves. Should this petition be approved, additional comments may be forthcoming during the permit review process.

**Private Engineering Services (PES):**

PES has the following comments. Should this petition be approved, additional comments may be forthcoming during the permit review process.

1. There are materials that will need to be modified during final engineering in order to meet the Village's standard specifications/details.
2. A photometric plan will be required during final engineering, as existing lighting standards are being called for removal.
3. Net new impervious calculations shall be submitted with the final engineering plans to verify any stormwater ordinance items that may be required have been addressed.
4. Additional comments may be made during final engineering review once a more detailed review is completed.

**Public Works:**

The Department of Public Works has the following comment. Should this petition be approved, additional comments may be forthcoming during the permit review process.

1. The proposed six-inch water main extension for fire suppression and the domestic service shall remain privately owned, and an easement shall be dedicated to the Village in order to operate the b-box per Village Specification WATER12.

**Planning Services Division:**

**1. Surrounding Zoning & Land Use Compatibility**

	<b>Zoning Districts</b>	<b>Land Use</b>
<b>North</b>	B3PD	Sunrise Senior Living
<b>South</b>	B3PD	Retention pond
<b>East</b>	B3PD	Retention pond
<b>West</b>	B3PD	Weber Grill Restaurant

The subject property is adjacent to the Fountain Square B3 Community Shopping District Planned Development on the north and west. To the south and east are retention ponds. The proposed use is compatible with the surrounding business uses.

**2. Comprehensive Plan Compatibility**

The proposed use of a restaurant with outdoor dining is consistent with Comprehensive Plan of Mixed Use Commercial and Office.

**3. Fountain Square Planned Development**

The proposed use of a restaurant with outdoor dining is compatible with the Fountain Square of Lombard planned development. The building will be approximately 9,881 square feet and have 183 parking spaces.

Per the Champps approval, the roof top mechanical systems should be air brushed or painted in a similar pattern to that of the metal trim. The remaining roof top mechanical system should be painted to match the roof top color. The dumpster doors should be of the same color and material as the window trim.

The Planned Development notes the Village may consider compatibility of the architecture and design of the sites. The design elements, colors, and styles are listed below as well as a statement of compatibility.

- Blue-black brick veneer
- Corrugated metal black equipment screen
- Suspended canopy (alum composite metal – black)
- Exterior stucco (EFIS)
- Metal trim
- Porcelain tile cladding
- Steel columns
- Wire mesh panels (black)
- Lighting Fixtures: Parking Lot; Kim Archetype Model AR, Black (same as current)

The petitioner provided the following statement of compatibility:

“The Yard House is very excited about the opportunity to bring its architecturally vibrant restaurant to the Fountain Square of Lombard Planned Development. With an open design that includes high ceilings, exposed beams, warm wood accents and a sophisticated industrial vibe, Yard House has an exciting, contemporary visual impact on both the interior and exterior of the restaurant. Yard House considers each unique location for site lines, adjacent and nearby buildings and landscape features, and designs a building that best suites the specific site context to optimize the customer experience and to integrate compatibly with the surrounding site environment. Upon review of the existing surrounding architecture, Yard House is using many of the same architectural features such as visually reducing the perceived scale of the building

by carefully composing smaller 3-dimensional massing elements, and by using a variety of exterior materials (i.e. stone, metal and wood), by choosing similar complimentary earth tone colors, multiple roof heights, a variety of architectural wall accents to provide variety on each elevation, while not losing the harmony of the building as a whole.”

Per the Planned Development, outdoor trash collection areas shall be screened on all four sides with a masonry wall uniform with the principal building. A colored rooftop perspective from Oakbrook Towers is attached, per the Planned Development.

Signage is not part of this petition. If variances are needed, another petition will appear before the Plan Commission.

### **SITE HISTORY**

Planned Development

On October 8, 1997, Fountain Square of Lombard filed an application for preliminary approval of Plat of Subdivision for Fountain Square at the former Bethany Theological Seminary Campus. The proposal subdivided the 51.05 acres into seven (7) lots to accommodate a mixed-use development in two plan developments. Any development plans for Lots 2 through 7 are subject to a Site Plan Approval process through the Plan Commission.

SPA 98-05

Site plan approval to build Champps

SPA 99-02

Signage Relief for Champps

### **FINDINGS & RECOMMENDATIONS**

Staff finds SPA 17-01 to be consistent with the objectives of the Zoning Ordinance and the intent of the Comprehensive Plan in general.

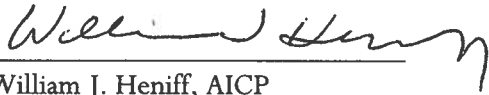
The Inter-Departmental Review Committee has reviewed the standards and finds that they **comply** with the standards established by the Village of Lombard Zoning, subject to conditions of approval based on the above considerations. As such, the Inter-Department Review Committee recommends that the Plan Commission make the following motion for **approval** of SPA 17-01.

Based on the submitted petition and the testimony presented, the plans do comply with the standards required by the Village of Lombard Zoning and that granting said request is 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 **approve** SPA 17-01, subject to the following conditions:

1. The petitioner shall develop the site in accordance with the plans prepared by Kimley Horn, dated 01/18/2017 and elevations prepared by The Roberts Group, undated, submitted as part of this request;
2. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. The petitioner shall apply for and receive a building permit for the new building; and

4. Trash pick-up shall occur between the hours of 7:00 AM and 9:00 PM (as noted in SPA 98-05 for Champps).

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development  
c. Petitioner

## General Standards

- 1. Except as modified by and approved by the final development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.**

The proposed Yard House restaurant is replacing an existing restaurant use part of the Fountain Square overall development and center. The building will be located in approximately the same location as the existing restaurant use. The proposed use complies with the retail and restaurant uses located in the overall planned development.

- 2. Community sanitary sewage and potable water facilities connected to a central system are provided.**

The proposed Yard House will connect to existing sanitary and water system which connect to the existing underground public system.

- 3. The dominant use in the proposed planned development is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site.**

The proposed restaurant use is consistent with the commercial corridor along Butterfield Road. The proposed Yard House will be replacing an existing restaurant use.

- 4. That the proposed planned development is in the public interest and is consistent with the purposes of this Zoning Ordinance.**

The proposed restaurant use is replacing an existing restaurant tenant. It will provide an amenity to the residents and customers in the area. The restaurant use is a primary use accepted in the Zoning Ordinance.

- 5. The streets have been designed to avoid:**

- a. Inconvenient or unsafe access to the planned development.**

The roads will remain as previously approved for the Planned Development and do not provide unsafe access.

- b. Traffic congestion in the streets which adjoin the planned development:**

The existing restaurant use is being replaced by a restaurant use and won't provide any excess in traffic congestion on the existing streets.

- c. An excessive burden on public parks, recreational areas, schools, and other public facilities which serve or are proposed to serve the planned development.**

The proposed Yard House is a public restaurant and will not have any effect on parks, school etc. No additional residents will be added as part of this development.



