

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

HAMMERSCHMIDT PARKING LOT EXPANSION – 7, 11-21, & 115 E ST CHARLES ROAD

APRIL 20, 2015

Title

PC 15-06

Petitioner

Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148

Property Owner

Village of Lombard

Property Location

7, 11-21, and 115 E. St. Charles Road. (06-08-108-008, -012, -013, 06-08-110-003, and -004)
Trustee District #4

Zoning

B5PD – Central Business District
Planned Development

Existing Land Use

Vacant Land and Commuter
Parking Lot

Comprehensive Plan

Community Commercial

Approval Sought

Amendment to the geographical boundaries of the Hammerschmidt Parking Lot Planned Development (Ord. No. 5447) and any other companion development approvals for the property located to include the properties at 7 and 11-21 E. St. Charles Road, with deviations.

Prepared By

Matt Panfil, AICP
Senior Planner



LOCATION MAP

DESCRIPTION

In 2004 (PC 04-06), the Village constructed a one-hundred and eight (108) parking space surface parking lot at 115 E. St Charles Road to be utilized primarily by commuters using the nearby Metra rail system station. Due to recent property acquisitions, the Village is now in the position to expand the Hammerschmidt Commuter Parking Lot to the west. The proposed expansion into the properties identified as 7 and 11-21 E. St. Charles Road will create an additional one-hundred (100) parking spaces, bringing the overall total to 208 parking spaces.

As depicted in the attached site plans, it is the intention of the Village to develop the site to be consistent with the existing parking lot. Also, the expansion of the existing parking lot will allow for the relocation of parking spaces from the 101 S. Main Street site to the Hammerschmidt Parking Lot in order to make the 101 S. Main Street site more attractive for redevelopment.

APPROVAL(S) REQUIRED

A change in the overall geographical boundaries is considered a major change to the planned development and thus requires an amendment to the existing conditional use for the Hammerschmidt Parking Lot Planned Development (Ord. No. 5447). As such, the Village is requesting the following actions be taken for the subject properties located within the B5 Central Business District:

PROJECT STATS

Lot & Bulk (Combined)

Parcel Size:	0.94 acres
Building Area:	N/A
Tenant Area:	N/A
Lot Coverage:	Approx. 22%

Reqd Setbacks & Lot Dimensions – Existing (Proposed)

Front:	None (N/A)
Side: (East)	None (N/A)
Side: (West)	None (N/A)
Rear:	None (N/A)
Lot Width:	None (N/A)

Parking Spaces

Demand:	N/A
Supply:	Existing, 108 New, 100 (0 ADA)

Submittals

1. Petition for a public hearing, submitted April 9, 2015;
2. Response to Standards for a Conditional Use;
3. Response to Standards for a Planned Development with Other Exceptions; and
4. Engineering Plans, prepared by the Village of Lombard Department of Public Works and Baxter & Woodman, Inc., dated March 6, 2015 and submitted March 24, 2015.

1. Pursuant to Section 155.504 (A) of the Lombard Zoning Ordinance, amend the conditional use approval for the Hammerschmidt Planned Development, as established by Ordinance No. 5447, to allow for the properties at 7 and 11-21 E. St. Charles Road to be included within the geographical extent of the planned development, with the following deviations:
 - a. Approval of a deviation from Section 155.602 (C) to allow for a fifteen foot (15') wide parking aisle where an eighteen foot (18') parking aisle width is required for sixty degree (60°) parking space angles;
 - b. Approval of a further deviation from Section 155.602 (B) to reduce the required number of accessible parking spaces from seven (7) to zero (0); and
 - c. Approval of further deviations from Section 155.706 to reduce the required amount of parking lot landscaping (as established by Ordinance No. 5447).
2. Grant approval of a conditional use per Section 155.410 (C) to allow for a parking lot expansion on the 7 and 11-21 E. St. Charles Road properties.

EXISTING CONDITIONS

The properties at 7 and 11-21 E. St. Charles Road are currently vacant. 11-21 E. St. Charles Road is entirely grass surface while 7 E. St. Charles Road is of a remnant asphalt surface. The previously existing two-car garage at 7 E. St. Charles Road was demolished in early 2015. There are multiple curb cuts at both properties; however there is no vehicular access to the 11-21 E. St. Charles Road property.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no issues or concerns regarding the project at this time.

Fire Department:

The Fire Department has no issues or concerns regarding the project.

Private Engineering Services (PES):

PES has no issues or concerns regarding the project.

Public Works:

The Department of Public Works has no issues or concerns regarding the project at this time.

Planning Services Division (PSD):

The Planning Services Division notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	B5 & B2	Various uses including office, multi-family residential, service and retail commercial, and civic.
South	R2	Railroad and Single-Family Homes
East	B2 & R2	Railroad, Single-Family Homes, and Commercial Uses
West	B5PD	Gas Station & Dunkin' Donuts

In consideration that the B5 Central Business District is intended to accommodate all retail, service, and specialty shops and necessary civic services characteristic of a traditional “downtown” core, staff finds that the proposed amendment to the planned development does not affect the existing zoning or land use of the subject property or the surrounding properties.

2. Comprehensive Plan Compatibility

Staff finds the proposed use is consistent with the Comprehensive Plan’s recommendation of community commercial uses as well as a stated objective to, “promote a healthy and mutually reinforcing mix of commercial, retail, residential, institutional, municipal, and transportation related uses in Downtown Lombard.”

3. Zoning Ordinance & Planned Development Compatibility

The Hammerschmidt Parking Lot Planned Development (Ord. No. 5447) that was approved on March 18, 2004 granted conditional uses for a parking lot, accessory building, and a Farmers (French) Market. The approval also granted deviations to allow an accessory use to be located within twenty feet (20’) of the right-of-way and a reduction in the number of required accessible parking spaces from five (5) to zero (0). Finally, a variation was also granted to reduce the required amount of parking lot landscaping. As the Village’s intention is to construct an expansion to the parking lot consistent with the existing conditions, the extension of previous approvals associated with PC 04-06 is requested for the subject properties.

Parking Lot Landscape Deviation:

In 2004, the Village received relief from the landscape requirements provided parkway trees were installed per code along the north property line and that open space areas of the parking lot were to be improved with prairie plantings and shrubbery. The expansion project seeks the same considerations as were granted in 2004 and despite the necessity for the deviation, it is important to note that the Department of Public Works designed the project in such a way so as to remove existing contaminated soils and to use best practices in sustainability including permeable pavers, a depressed landscaping island, native landscaping, and LED lighting.

Accessible Parking Deviation:

In the case of PC 04-06, the deviation to the accessible parking requirement was granted because the Village provided the requisite five (5) accessible parking spaces off site, but closer to the train station. The Village received confirmation from the Illinois Capital Development Board that said arrangement was in compliance with the Illinois Accessibility Code. The additional supply of parking spaces provided by the expansion project now requires a total of seven (7) accessible parking spaces.

As in 2004, the Village proposed to construct the additional accessible parking spaces nearest the closest accessible route to the accessible entrance to the train station (along Michael McGuire Drive or Parkside Avenue) rather in the remote parking lot.

Drive Aisle Width Deviation

Due to the combination of the unique shape of the subject properties and the Village's desire to maximize the parking spaces available to the public, a fifteen foot (15') wide drive aisle is proposed for the northern drive aisle. As the Department of Public Works created the plans for the parking lot expansion in conjunction with their consultant, Baxter & Woodman, Inc., they are confident that this deviation, if approved, will not create an unsafe or inefficient environment for commuters. The Fire Department and Private Engineering Services are also comfortable with the proposed fifteen foot (15') drive aisle width.

4. Sign Ordinance Compatibility

No signage is proposed for review at this time. Any future signage applications will be reviewed by staff for their consistency with the Village's Sign Ordinance. If any future signage is determined to be non-compliant the Village will have the option to request a variation from the Plan Commission and Village Board of Trustees.

SITE HISTORY

PC 97-18 (37-115 E. St. Charles Road – Gee Lumber)

Rezoning from the B2 Neighborhood Shopping District to the B5 Central Business District.

PC 00-01 (7-115 E. St. Charles Road – Lombard Gateway)

Approval of conditional uses for a planned development with exceptions, multiple structures on a lot-of-record, and off-site parking. Approval of variations to the Lombard Zoning Ordinance in the B5 Central Business District as well as preliminary plat approval.

PC 04-06 (115 E. St. Charles Road)

Approval of conditional uses for a parking lot, an accessory building, a Farmers (French) Market, and a planned development with the following deviations:

- a. Approval of a deviation from Section 155.210 (C) (2) (c) to allow an accessory use to be located within twenty (20) feet of the right-of-way of a public street; and
- b. Approval of a deviation from Section 155.602 (B) to reduce the required number of accessible parking spaces from five (5) to zero (0).

Also granted was an approval of a variation from Section 155.706 to reduce the required amount of parking lot landscaping.

SUB 05-01 (15-115 E. St. Charles Road)

Approval of a two-lot major plat of resubdivision.

PC 06-01 (7-37 E. St. Charles Road)

Approval of a conditional use for a planned development, with a deviation from Section 155.416 (G) of the Zoning Ordinance to allow for an increase in building height to fifty-six feet (56') for a clock tower, where a maximum building height of forty-five feet (45') is permitted.

FINDINGS & RECOMMENDATIONS

Staff finds the proposed amendment to the planned development to be consistent with the objectives of the Zoning Ordinance, Hammerschmidt Parking Lot Planned Development, and the intent of the Comprehensive Plan in general.

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards required by the Zoning Ordinance. As such, the Inter-Departmental Review Committee 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 conditional use amendment **complies** with the standards required by the Village of Lombard Zoning Ordinance; 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 15-06, subject to the following conditions:

1. That this relief is limited to the operation of a parking lot and any physical site improvements or alterations require approval through the Village;
2. This relief shall be valid for a period of one (1) year from the date of approval of the ordinance. If the parking lot is not established by said date, this relief shall be deemed null and void;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
4. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
5. That associated with the proposed parking lot improvements, the Village shall prepare a final landscape plan for the subject properties to be approved by the Director of Community Development;
6. That associated with the proposed parking lot improvements, the Village shall prepare a Photometric Plan for the subject properties to be approved by the Director of Community Development; and
7. The petitioner shall be required to apply for and receive a building permit for any improvements to the site.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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RESPONSE TO STANDARDS FOR A CONDITIONAL USE

SECTION 155.103 (F)(8) OF THE LOMBARD ZONING ORDINANCE:

1. *That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;*

The proposed parking lot will be an expansion of the existing parking lot that to date has not been detrimental to, or endangered the public health, safety, morals, comfort, or general welfare of the Village. In fact, the proposed parking lot will serve as a public amenity.

2. *That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located;*

The project will not be injurious or impair property values as the proposed use will be situated on a site that has recently been vacant and has been historically used for semi-industrial uses. The proposed use will be an improvement to the overall St. Charles Road corridor and can serve as an investment catalyst for other properties.

3. *That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;*

The proposed parking lot may actually encourage the orderly and normal development (or redevelopment) of properties within the downtown area. Specifically, the relocation of parking spaces from 101 S. Main Street to the subject property may serve as a catalyst for the development of the 101 S. Main Street parcel.

4. *That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;*

Any connections to the Village's infrastructure can be accommodated. The site will not impact the infrastructure already in place.

5. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;*

With respect to access to the proposed parking lot, staff notes that there already two entrance driveways and three exit points onto St. Charles Road. These access points have been situated to maximize the traffic flow on the site during morning and evening periods. By channeling all traffic onto the internal access road, impacts on St. Charles Road will be minimal. Any additional access points deemed necessary for the proposed lot will take the same matters into consideration.

6. *That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,*

Providing sufficient parking in the downtown area is essential to ensure that both the commuter parking and weekend parking needs of the downtown are met. Relocating the parking from 101 S. Main Street to the subject property consolidates parking lots while maintaining a sufficient supply of parking spaces.

Moreover, given the unique shape of the subject property, commercial development may be more difficult to achieve. Utilizing the site for parking purposes maximizes the site's efficiency and will allow other properties, particularly 101 S. Main Street, in the downtown to be more fully realized as commercial properties.

7. *That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.*

The design of the lot will be consistent with Village Code, except for the northern drive aisle and where otherwise varied by the existing Hammerschmidt planned development.

RESPONSE TO STANDARDS FOR A PLANNED DEVELOPMENT WITH OTHER EXCEPTIONS

SECTION 155.508 (C) OF THE LOMBARD ZONING ORDINANCE

C. Standards for Planned Developments with Other Exceptions

1. *Any reduction in the requirements of this Ordinance is in the public interest.*

The proposed reduction in the width of the northern drive aisle from the minimum required eighteen feet (18') to fifteen feet (15') allows for the establishment of more parking spaces to serve the public, at the same time maintaining an acceptable aisle width based on standards established by the Urban Land Institute.

The proposed reduction in the required number of accessible parking spaces from seven (7) to zero (0) is consistent with previous approvals in that the accessible parking spaces are not provided on-site, but rather off-site and closer to the Metra station, minimizing the travel distance for those requiring accessible parking.

2. *The proposed exceptions would not adversely impact the value or use of any other property.*

The proposed exceptions will positively impact the entire downtown area by providing for more parking for commuters and downtown business customers.

3. *That such exceptions are solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned development as well as those of the surrounding properties.*

The proposed exceptions will provide more parking for commuters and downtown businesses and thus serving as a benefit to the entire community.

4. *That the overall floor area of the planned development shall not exceed by more than 40% the maximum floor area permitted for the individual uses in each applicable district.*

As the principal use of the planned development is as a surface parking lot, the proposal complies with this standard.

5. *That in residential planned developments the maximum number of dwelling units allowed shall not exceed by more than 40% the number of dwelling units permitted in the underlying district.*

As the principal use of the planned development is as a surface parking lot, and there are no dwelling units associated with the planned development, the proposal complies with this standard.

6. *That all buildings are located within the planned development in such a way as to dissipate any adverse impact on adjoining buildings and shall not invade the privacy of the occupants of such buildings and shall conform to the following:*

- a. *The front, side or rear yard setbacks on the perimeter of the development shall not be less than that required in the abutting zoning district(s) or the zoning district underlying the subject site, whichever is greater.*

The proposal complies with all front, side, and rear yard setback requirements.

- b. *All transitional yards and transitional landscape yards of the underlying zoning district are complied with.*

The proposal complies with all transitional and transitional landscape yard requirements.

- c. *If required transitional yards and transitional landscape yards are not adequate to protect the privacy and enjoyment of property adjacent to the development, the Plan Commission shall recommend either or both of the following requirements:*

- 1) *All structures located on the perimeter of the planned development must set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses;*

As there are no structures located on the perimeter of the proposed development, the proposal complies with this standard.





- 2) *All structures located along the entire perimeter of the planned development must be permanently screened with sight-proof screening in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses.*

As there are no structures located along the entire perimeter of the proposed development, the proposal complies with this standard.

7. *That the area of open space provided in a planned development shall be at least 25% more than that required in the underlying zoning district.*

As there is no minimum open space requirement within the B5 Central Business District, the proposal complies with this standard.

LEGEND

-  Existing commuter parking lot
-  Proposed parking lot expansion
-  Existing and proposed additional accessible parking spaces
-  Existing accessible ramp

