

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: November 28, 2007 (BOT) Date: December 6, 2007

TITLE: PC 07-05: 201-285 W. Roosevelt Road (Sportmart Shopping Center
Planned Development)

SUBMITTED BY: Department of Community Development *John*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. This petition Requests that the Village take the following actions for the subject property located within the B4A Roosevelt Road Corridor District:

1. A conditional use to establish the subject property as a planned development.
2. For the proposed Starbucks establishments:
 - a. An amendment to Ordinances 3710 and 3711 which granted approval to allow for the establishment of three principal structures and three (3) freestanding signs on the subject property.
 - b. A conditional use, pursuant to Section 155.417(G)(2)(a)(5) of the Zoning Ordinance to allow outdoor dining.
 - c. A conditional use, pursuant to Section 155.417(G)(2)(b)(5) of the Zoning Ordinance to allow a drive-through establishment.
 - d. A deviation from Section 153.505(19)(a)(2)(a) of the Sign Ordinance to allow four (4) wall signs where only one sign is permitted
3. For the retail store at 255 W. Roosevelt (Hobby Lobby):
 - a. A deviation from Section 153.505(19)(b)(2)(a) to allow five (5) wall signs where only one is permitted.
4. For the existing freestanding shopping center identification sign:
 - a. A deviation from Section 153.235(C) of the Sign Ordinance to allow for up to five-hundred-one (501) square feet of sign area where a maximum one-hundred-fifty (150) square feet is permitted.
 - b. A deviation from Section 153.235(C) of the Sign Ordinance to allow a sign height of forty (40) feet where a maximum of thirty-five (35) feet is permitted.

5. Grant Site Plan Approval authority to the Plan Commission. (DISTRICT #2)

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

Village Counsel further recommended that the President and Board of Trustees make a motion to amend condition 6c from:

"that the existing public water main located under the building shall be re-routed"

to

"A water main easement shall be established along the easterly twenty (20) feet of the property where the water main would be free of any structures".

Staff is requesting waiver of first reading.

Please place this item on the December 6, 2007 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X

Finance Director X

Village Manager X

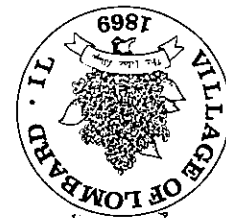
M. T. L. G. J.

Date

Date

Date

11/29/07



MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Huliseberg, AICP, Assistant Village Manager/Director of Community Development *dash*

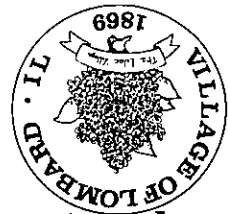
DATE: December 6, 2007

SUBJECT: PC 07-05; 201-285 W. Roosevelt Road (Sportmart Shopping Center Planned Development)

Attached please find the following items for Village Board consideration as part of the December 6, 2007 Village Board meeting:

1. Plan Commission referral letter;
 2. IDRC report for PC 07-05;
 3. An Ordinance approving conditional uses for a planned development with deviations, outdoor dining and for a drive-through facility and amending the Ordinances 3710 and 3711 for the proposed Sportmart Planned Development;
 4. Plans associated with the petition.
- The Plan Commission recommended approval of the petition, subject to the conditions noted within the IDRC report.

5. A memo requesting that the President and Board of Trustees make a motion to replace condition 6c to reflect the appropriate revisions made by counsel to the PC 07-05 approval during December 6, 2007 Village Board Meeting.



MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP, Assistant Village Manager *DAH*

DATE: December 6, 2007

SUBJECT: PC 07-05: 201-285 W. Roosevelt Road (Sportmart Shopping Center Planned Development)

The above mentioned petition is advertised and scheduled for the December 6, 2007 Village Board meeting. As part of the approved Staff Report for the petition, condition of approval 6c stated that the existing north/south water main is to be re-routed because it currently is located directly below the strip center building. As the proposed Starbuck's is serviced from a separate water main, counsel recommends that condition 6c be amended, as it only imposes sanctions that were not created under this petition. Counsel recommends that a separate agreement be created to establish an easement along the easterly twenty (20) feet of the property where the water main would be free of any structures. The completion of this agreement shall be added as a condition of approval in lieu of the original condition, which required the water main to be re-routed.

RECOMMENDATION:

The President and Board of Trustees make a motion to **replace condition 6c** to reflect the appropriate revisions made by counsel to the PC 07-05 approval during December 6, 2007 Village Board Meeting.



VILLAGE OF LOMBARD
255 E. Wilson Avenue
Lombard, IL 60148-3931
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www.villageoflombard.org

December 6, 2007

Mr. William J. Mueller,
Village President, and

Board of Trustees
Village of Lombard

Subject: PC 07-05: 201-285 W. Roosevelt Road (Sportmart Plaza)

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village take the following actions for the subject property located within the B4A Roosevelt Road Corridor District:

1. A conditional use to establish the subject property as a planned development.
2. For the proposed Starbucks establishments:

- a. An amendment to Ordinances 3710 and 3711 which granted approval to allow for the establishment of three principal structures and three (3) freestanding signs on the subject property.

- b. A conditional use, pursuant to Section 155.417(G)(2)(a)(5) of the Zoning Ordinance to allow outdoor dining.

- c. A conditional use, pursuant to Section 155.417(G)(2)(b)(5) of the Zoning Ordinance to allow a drive-through establishment.

- d. A deviation from Section 153.505(19)(a)(2)(a) of the Sign Ordinance to allow four (4) wall signs where only one sign is permitted.

3. For the retail store at 255 W. Roosevelt (Hobby Lobby):

- a. A deviation from Section 153.505(19)(b)(2)(a) to allow five (5) wall signs where only one is permitted.

4. For the existing freestanding shopping center identification sign:

"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."

Village President
William J. Mueller
 Village Clerk
Brigitte O'Brien
 Trustees
 Greg Alan Gron, Dist. 1
 Richard J. Tross, Dist. 2
 John "Jack" T. O'Brien, Dist. 3
 Dana L. Moreau, Dist. 4
 Laura A. Fitzpatrick, Dist. 5
 Rick Soderstrom, Dist. 6
 Village Manager
 William T. Lichter

a. A deviation from Section 153.235(C) of the Sign Ordinance to allow for up to five-hundred-one (501) square feet of sign area where a maximum one-hundred-fifty (150) square feet is permitted.

b. A deviation from Section 153.235(C) of the Sign Ordinance to allow a sign height of forty (40) feet where a maximum of thirty-five (35) feet is permitted.

5. Grant Site Plan Approval authority to the Plan Commission.

Mark Blum, Next Realty, 400 Skokie, Blvd., Northbrook, Illinois, presented the petition. Mr. Blum indicated that they purchased the Sportmart Shopping Center 17 years ago. He showed the configuration of the existing site plan of the shopping center and named the business currently located within. He stated that in the last 18 months, several tenants have not renewed their leases. He mentioned the businesses and their reasons for leaving. As a result, this year they were able to get a catalyst to revitalize the shopping center. As a result of their leasing efforts they attracted Hobby Lobby who was looking for more square footage than what they currently had, Fruitfield Yield was doing well but wanted to expand, and Harbor Freight Tools indicated their willingness to occupy 15,000 square feet. There was now an opportunity to provide Starbucks with a new building as the covenants that were associated with 2 of the exiting tenants were now gone due to them leaving the center.

Mr. Blum then displayed the Starbucks elevation and mentioned the signage and what the building would look like. He then showed elevations of the existing building. Mr. Blum then displayed the current elevations of the shopping center and the proposed elevation, which would bring it up to date. He mentioned the new facade, new vestibule and parapet walls for Hobby Lobby. Mr. Blum then showed a picture of the existing pylon sign and stated that they are proposing to make the sign look as if it were brand new. He stated that the sign will have masonry on the lower level with a metal covering that will tie in with the steel supports on the canopies. The sign shown is 40' high, but they have agreed to lower it to 35', which will not require a variation. They are requesting another box sign for the tenant that will occupy the space next to Harbor Freight Tools. In conclusion, Mr. Blum mentioned that should there be any questions, he or other representatives in the audience would be available to answer them.

Peter Friedman of Holland & Knight, 131 S. Dearborn, Chicago, Illinois, stated he was the applicant's land use counsel. He mentioned that they submitted standards for their requested relief. Mr. Friedman stated that the public hearing notice looks like a lot of relief, but what is currently on the ground is not changing as much as it seems. The cause for all the relief would be three ordinances, which were previously granted. He then added that staff proposed to consolidate all of the zoning relief into one new ordinance. He then referred to the three conditional uses being requested (the planned development, the outdoor dining, and the drive-through) and then indicated that they do not represent any changes to the property. The sign deviation is relative to the Starbucks, but the total number of signs will be the same. The only physical change would be the Hobby Lobby wall plates on the building. The height deviation for the shopping center is no longer necessary as they will meet code. The square footage by code definition is 450 square feet, but the face plate is only 265 square feet. The square foot increase is

because they are aesthetically enhancing the sign. In conclusion, Mr. Friedman indicated that the standards have been provided and are very straight forward.

Guy Dratsic of Olympic Sign, 1130 N. Garfield, Lombard, referred to the wall signage for Hobby Lobby. He indicated that the Hobby Lobby letters would be the only portion of the sign that will be illuminated. The rest of the signage will not be illuminated.

Chairperson Ryan then opened the meeting for public comment. No one spoke for or against the petition. There was no one to speak in favor or against the petition.

Chairperson Ryan then requested the staff report.

William Heniff, Senior Planner, presented the staff report. He submitted the staff report to the public record in its entirety and summarized the petition. He also noted the IDRC engineering comments included within the report.

He then discussed the planning and zoning comments. The subject property is proposed to undergo a number of site improvements over the next year. In addition to a new exterior building facade, which can be constructed as a matter of right, the petitioner is seeking approval of a number of actions to enhance the site. The center will have new tenants including Hobby Lobby, Harbor Freight, Roundhead's Pizza and an undetermined tenant. While these new uses are permitted as a matter of right, a number of other companion improvements are proposed for the center, including a new Starbucks stand-alone facility, which will replace the existing drive-through facility.

The Zoning Ordinance encourages and/or requires the establishment of planned developments for large-scale developments. Staff notes that the shopping center has received approval of numerous conditional uses and variations in the past. Staff believes establishing a planned development creates a systematic method for addressing the relationship of all buildings and structures on the property.

He then noted each of the requests as it pertains to each building. A full discussion of these items is noted below.

Starbucks Facility

Ordinance 3710, approved in 1993, granted approval for the construction of two additional buildings on one zoning lot (where one building existed). Amending Ordinance 3710 would approve the new location of the Starbucks facility. The proposed Starbucks restaurant will be replacing an existing drive-through only restaurant which will be moved to a new location on the same property west of the existing store. Hence, the number of principal structures (3) within the proposed planned development will not change. To avoid any rights being given to the old Starbucks, which is to be razed, staff recommends the number of principal structures on the subject property be limited to three. Staff recommends approval of this request as the number of structures will not be changing.

The petitioner proposes to add a single lane drive through facility as part of their petition. Vehicles would enter from the north and proceed in a counter-clockwise fashion around the building. The order menu is located on the southwest side of the building and the pick-up window is located on the south side of the building. The petitioner is also proposing an escape lane that would exit out to the south, per staff's suggestion.

Ordinance 3710 granted approval of the existing drive-through facility. As the current Starbucks facility is being razed to accommodate the new location with the Sportmart Shopping Center, the conditional use to establish a drive through would apply to the new Starbucks location. The plan shows eight stacking spaces, which meets code requirements. Staff notes that the proposed design of the drive-through is more desirable than its current configuration as excessive queuing will be within the center itself, as opposed to spilling out into the main access driveway and Roosevelt Road.

The petitioner is proposing to add a 1,175 square foot outdoor dining area to be located immediately north of the building that will be accessible from the north and west entrances. Staff does not object to this request as it allows for an alternate area for patrons to drink/eat if desired. As the property is not located near 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 need to be added as a condition of approval.

The petitioner is proposing two wall signs on the north, one wall sign on the south elevation, and one wall sign on the west elevation of the building. The underlying Sign Ordinance requirements allow only one wall sign allowed per Code, but Ordinance 4192 granted relief to allow "Cattino drive thru express" the right to four wall signs (one per building facade). Staff also notes that many other tenants within the shopping center have been granted relief for additional wall signs. Given the store's position as an island within the shopping center parking lot, staff believes the request can be supported. As such, this request is intended only to reflect the modified wall signage package.

255 W. Roosevelt (Hobby Lobby) Wall Sign

As Hobby Lobby will be moving from the Lombard Pines Shopping Center to the Sportmart Plaza, they wish to keep with their original wall sign configuration of five wall signs. Per Code, Hobby Lobby would have the right to only one wall sign as an interior tenant within a multi-tenant building. The main 250 square foot wall sign has already been permitted as of right; however, the addition of four wall signs, which range in size from 20.5 square feet to 44.5 square feet each, would require approval under this petition. Staff notes that relief was previously granted to Sportmart for signage above the roofline and for extra window signage. When reviewed in this context and given the overall width of the proposed tenant space, the additional wall sign can be conceptually supported, provided that it is installed on, and not above, the exterior wall of the building, as proposed by the petitioner.

Shopping Center Signs

As the subject property is being proposed as a planned development, the signage associated with the Starbuck's and Hobby Lobby sites need to be reviewed in the context of the entire shopping center. When shopping center signs are provided for within a development, the Sign Ordinance prohibits the use of separate freestanding signs. The petitioner is requesting approval of a deviation to allow for a total of two free-standing signs in conjunction with the shopping center sign. Ordinance 3711 in 1993 granted approval for three freestanding signs to be erected in the Sportmart Shopping Center. Amending Ordinance 3711 would allow three freestanding signs; however the new sign locations would need to be approved as they relate to the overall planned development. Staff notes that Starbuck's has a freestanding sign that will be moving to a new location on the property adjacent to the proposed building. The pylon sign once utilized by Pizzeria Uno will be used by a new establishment – Roundhead's Pizza, but this sign will remain at its existing location. As these freestanding signs have been in use with the existing shopping center sign for years, staff finds the use of the additional freestanding signs would not alter the character of the shopping center.

The petitioner is proposing to increase the size of the existing shopping center identification sign to 450 square feet, which would provide for one additional tenant cabinet to be placed below the existing cabinets on the sign. Staff noted that the proposed square footage far exceeds code, which only allows 150 square feet. Staff notes that this sign will be larger than most other signs along Roosevelt Road. However, in consideration of this request, staff notes that the sign is already in excess of the 150 square feet and the new panels would only be added to the bottom portion of the sign, thus containing any new signage area to the existing cabinet. The petitioner will also be aesthetically enhancing the sign by placing covers over the existing poles and adding stone to the base. The sign base is intended to match the proposed Starbuck's and the modified in-line center building elevations. Hence, given this trade-off for better site design and circulation, additional square footage could be conceptually supported.

The existing shopping center sign is currently forty feet in height, thereby making the sign a legal non-conforming structure. With the proposed modifications to the proposed signs, this would be considered an expansion of a legal non-conforming structure and would require relief accordingly. However, in working with staff, the petitioner has proposed to reduce the overall sign height by five feet, which will bring it into compliance with Code. As such, this relief is no longer necessary.

Site Plan Approval Authority to the Plan Commission

Granting site plan approval authority was included as part of the request in order to allow the Plan Commission to review and approve signage deviations or consider other site specific elements that do not require zoning relief or planned development amendments. This authority is granted to all other planned developments within the Roosevelt Road corridor by right or through approvals by the Village Board.

Mr. Heniff then discussed a number of related site considerations. As part of the overall review of the site, staff completed an overall review of the parking requirements for the site. Staff also notes that Ordinance 3712 already provided for a 5.5% reduction in the required number spaces for the center, which was granted to provide relief for a sit-down restaurant (Pizzeria Uno).

The petitioner is proposing 527 spaces on-site, which is the number required by code. The approved 1993 plan also provided for parking spaces on the west side and on the south side of the building as part of this overall equation – staff will require that these spaces be striped, consistent with Village code. The Fire Department has reviewed the spaces and does not object to the overall design, provided that final turning templates provide for Fire Department truck turning movements.

He then discussed building design elements, unlike the existing prefabricated building on the premises, the proposed Starbucks building is proposed to be a completely masonry structure and will be constructed on-site. The proposed structure is similar to many of their other free-standing buildings that have been constructed in the Chicago area, as shown on the submitted photographs of the comparable stores. Staff is conceptually supportive of the proposed building elevations – the color will blend in well with the proposed exterior facade enhancements for the in-line center. However, staff suggests that an additional brick color or treatment be added to the south elevation to break up the building mass.

Mr. Heniff stated that the Comprehensive Plan recommends commercial uses at this location. The Comprehensive Plan suggests several policies that should be used to guide improvement to commercial developments. One of those policies is ensuring the highest quality of design, including signage and graphics. If the comments and conditions noted in this report are incorporated into the petitioner's final plans, this development will meet the recommendations of the Comprehensive Plan.

Even though the petition was initially filed prior to the Roosevelt Road development moratorium and the Roosevelt Road Corridor Report, their plan does also incorporate some of the recommendations of the Roosevelt Road Corridor Plan as well, including:

- Including full facade treatments on all four-sides of the building elevations;
- Improving overall on-site traffic flow by relocating the Starbucks drive-through queuing;
- Additional parking lot green space (foundation and parking lot islands) around the disturbed areas;
- Enhanced building facades (for the in-line center);
- Freestanding signage compatible with the center's building elevations.

The center already enjoys cross-access easements for properties to the east (Omni Plaza). The petitioner is also seeking approval from IDOT for a traffic signal at the northwest corner of the subject property. In consideration of the request as well as in consideration of conditions of approval for other Roosevelt Road properties, staff recommends that the property owner provide the rights for a cross-access easement for the property immediately west of the subject property. Staff does recognize that there is a significant grade change between the properties, but the rights for such an access should be provided at this time and the engineering issues can be addressed as part of a future access plan for the site.

He stated that staff recommends approval of the petition subject to the conditions within the report as well as an additional condition denoting the fencing of the outdoor seating area.

In response to the report, Mr. Friedman stated that the only recently learned of the conditions set forth in the staff report and that they will have to review those elements further with staff. They noted the stormwater drainage and the watermain relocation as areas for further review.

Chairperson Ryan then opened the meeting for discussion among the Plan Commissioners.

Commissioner Sweetser raised a comment that he was hoping to see the parking lot be brought into closer compliance with Village Code and that additional landscape islands and vegetation be provided as part of the petition. Commissioners Olbrysh and Flint concurred. The Commissioners noted that there is not a surplus of parking spaces within the center and that if spaces were lost, a parking variation would be needed. George Wagner noted that as a parking variation was not advertised, it could not be considered without giving due notice. Mr. Heniff noted that if the Plan Commission would like to see additional landscaping, they can add it as a condition of approval. Staff can work with the property owner to provide additional green space without causing parking variations.

After due consideration of the petition and the testimony presented, the Plan Commission found that the petition complies with the standards required by the Lombard Zoning Ordinance and is compatible with the standards for planned developments and that granting such an amendment is in the public interest. Therefore, the Plan Commission, by a roll call vote of 4-0, recommended to the Corporate Authorities **approval** of the petition associated with PC 07-05, subject to the following conditions, as amended:

1. The petitioner shall develop the site in accordance with the site, sign and development plans prepared by Arcline Associates, dated November 14, 2007 and made a part of the petition.
2. The south elevation of the proposed Starbuck's building shall be amended to include a second brick color, with the final design subject to the Director of Community Development.

3. The freestanding shopping center sign shall be modified to not exceed thirty-five feet (35') in height. Furthermore, the overall square footage of the existing shopping center sign shall not exceed 450 square feet in size.

4. The petitioner shall commence demolition of the existing Starbuck's building and construct the associated parking lot improvement at its current location no later than thirty days after the proposed Starbuck's building is opened. This time period may be extended by the Village if weather conditions preclude the improvements from being completed within this timeframe.

5. Upon a request by the Village, the petitioner/property owner shall provide a vehicular cross-access easement for the property at 303 W. Roosevelt Road. The final location of the cross-access easement shall be reviewed and approved by the Village.

6. As part of the approval, the petitioner shall also address the comments included within the IDRC Report, including:

a. Stormwater detention shall be provided consistent with Village Code for all the aggregate disturbed area.

b. The drainage issue at the existing eastern entry off of Roosevelt Road shall be corrected as part of the planned development.

c. The existing public water main located under the building shall be re-routed.

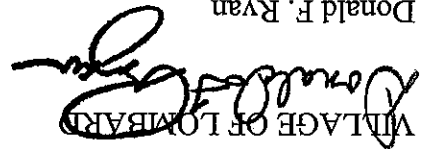
d. All site work shall be in accordance with Village of Lombard Code, Specifications and Details.

e. Freestanding signs are not permitted within utility easements and shall not be located closer than 15' from any publicly dedicated water main or sewer.
f. Parking spaces shall be signed and striped per Village Code.

7. The petitioner shall fence the perimeter of the dining area with a four foot metal fence, with the design of the fence subject to the approval of the Director of Community Development.

8. The petitioner shall provide additional green space/landscape islands and associated plant materials within the existing shopping center parking lot.

Respectfully,

VILLAGE OF LOMBARD


Donald F. Ryan
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission

FROM: Department of Community Development
PREPARED BY: Michael S. Toth
Planner I

HEARING DATE: November 19, 2007

TITLE

PC 07-05: 201-285 W. Roosevelt Road (Sportmart Shopping Center Planned Development): The petitioner requests that the Village take the following actions for the subject property located within the B4A Roosevelt Road Corridor District:

The petitioner requests that the Village approve the following actions for the subject property located within the B4A Roosevelt Road Corridor District:

1. A conditional use to establish the subject property as a planned development.

2. For the proposed Starbucks establishments:

a. An amendment to Ordinances 3710 and 3711 which granted approval to allow for the establishment of three principal structures and three (3) freestanding signs on the subject property.

b. A conditional use, pursuant to Section 155.417(G)(2)(a)(5) of the Zoning Ordinance to allow outdoor dining.

c. A conditional use, pursuant to Section 155.417(G)(2)(b)(5) of the Zoning Ordinance to allow a drive-through establishment.

d. A deviation from Section 153.505(19)(a)(2)(a) of the Sign Ordinance to allow four (4) wall signs where only one sign is permitted.

3. For the retail store at 255 W. Roosevelt (Hobby Lobby):

a. A deviation from Section 153.505(19)(b)(2)(a) to allow five (5) wall signs where only one is permitted.

4. For the existing freestanding shopping center identification sign:

a. A deviation from Section 153.235(C) of the Sign Ordinance to allow for up to five-hundred-one (501) square feet of sign area where a maximum one-hundred-fifty (150) square feet is permitted.

- b. A deviation from Section 153.235(C) of the Sign Ordinance to allow a sign height of forty (40) feet where a maximum of thirty-five (35) feet is permitted.
5. Grant Site Plan Approval authority to the Plan Commission.

GENERAL INFORMATION

Petitioner(s):
Next Property Management, Inc
400 Skokie Blvd, Suite 800
Northbrook, IL 60062

Property Owner:
Olympic Sign Co.
1130 N. Garfield
Lombard, IL 60148

Status of Petitioner:
Roosevelt Associates L/P
c/o Next Property Management, Inc
400 Skokie Blvd, Suite 800
Northbrook, IL 60062
Property Owner & sign contractor

PROPERTY INFORMATION

Existing Land Use: Retail Shopping Center
Size of Property: 10 acres
Comprehensive Plan: Recommends Community Commercial land uses
Existing Zoning: B4A - Roosevelt Road Corridor District
Zoning and Land Use Surrounding the Planned Development:

North: B4A - Roosevelt Road Corridor District; developed as a commercial retail strip center, carwash, and furniture store.
South: R2 Single-family Residence District; developed as single-family residences
R5 General Residence District; developed as high-density residential

East: B4A - Roosevelt Road Corridor District; stand alone financial institution and commercial retail strip center.
West: B4A - Roosevelt Road Corridor District; developed as an automobile sales establishment known as Heritage Cadillac

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on January 2, 2007, with subsequent Hobby Lobby sign application filed on October 15, 2007:

1. Petition for Public Hearing.
2. Response to Standards.
3. Plat of Survey, prepared by Timothy J. Murphy, Inc., February 28, 1991.
4. Proposed Site Plan, prepared by Arcline Associates, dated November 14, 2007; includes the existing retail center, existing restaurant, proposed Starbucks, and proposed parking.
5. Starbucks Building Elevation Plan, prepared by Starbucks Coffee Company.
6. Starbucks Landscape Plan, prepared by Arcline Associates, dated November 8, 2007.
7. Starbucks Wall Sign Plan, prepared by Starbucks Coffee Company.
8. Proposed Shopping Center Identification Sign, prepared by Arcline Associates, dated November 8, 2007.
9. Proposed Facade Plan, prepared by Arcline Associates, dated November 8, 2007.
10. Photographs of existing Hobby Lobby location currently located in Lombard.
11. Hobby Lobby Sign Plan packet, prepared by Starlite Signs, dated January 22, 2007.

DESCRIPTION

The subject property, currently known as Sportmart Shopping Center, is proposing a number of substantial changes. To facilitate the approval of such changes, a conditional use for a planned development is requested.

The petitioner is proposing to raze the existing Starbucks drive through facility on the subject property and construct a new Starbucks per the submitted plans. To eliminate any rights to the previous Starbucks site, approval for only three (3) principal structures shall be granted as part of this submittal. Pertaining to the proposed Starbucks facility, amendments to previously established conditional uses for a drive-through facility and for outdoor dining is to be

established. Signage deviations will also be required of Starbucks, as they wish to erect a greater number of wall signs then allowed per Code.

As Hobby Lobby will be relocating their current facility in Lombard Pines Shopping Center to the Sportmart Plaza they are requesting deviations from the Sign Ordinance to allow for additional wall signage. There are also applicable approvals needed for the number and location for the current and proposed freestanding signs located on the subject property.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

The Private Engineering Services Division of Community Development has the following comments on the above captioned petition:

- 1) Stormwater detention shall be provided consistent with Village Code for all the aggregate disturbed area.
- 2) There is a drainage issue at the existing eastern entry off of Roosevelt Road. This shall be corrected as part of this planned development.
- 3) Echoing the comments from the Public Works Utilities Division, the water main located under the in-line retail building shall be re-routed.
- 4) All site work shall be in accordance with Village of Lombard Code, Specifications and Details.
- 5) Free standing signs are not permitted within utility easements and shall not be located closer than 15' from any publicly dedicated water main or sewer.

PUBLIC WORKS

Public Works Engineering does not have any comments on the plan set itself at this time. Additional comments are offered in the drive-through section below.

FIRE AND BUILDING

Upon review of the above referenced request for sign amendments and conditional uses, the Fire Department/Bureau of Inspectional Services has no comments at this time. With regard to the Starbucks relocation and the new building, Fire and BIS will address any issues at time of permit submittal. This also applies to the remodeling of the old Sports Authority space to the new Hobby Lobby location.

PLANNING

The subject property is proposed to undergo a number of site improvements over the next year. In addition to a new exterior building facade, which can be constructed as a matter of right, the petitioner is seeking approval of a number of actions to enhance the site. As shown on the submitted site plans, the center will have new tenants including Hobby Lobby, Harbor Freight, Roundhead's Pizza and an undetermined tenant. While these new uses are permitted as a matter of right, a number of other companion improvements are proposed for the center, including a new Starbucks stand-alone facility, which will replace the existing drive-through facility. A full discussion of these items is noted below.

Compliance with the Zoning and Sign Ordinances

Listed below is the requested zoning actions included within the petition and are grouped by the associated use or structure.

Grant a conditional use for a planned development.

The Zoning Ordinance encourages and/or requires the establishment of planned developments for large-scale developments. Staff notes that the shopping center has received approval of numerous conditional uses and variations in the past. Staff believes establishing a planned development creates a systematic method for addressing the relationship of all buildings and structures on the property.

New Starbucks Facility - Amendments to Past Ordinances of Approval

Per Section 155.220 of the Zoning Ordinance, approve multiple structures on a lot of record.

Ordinance 3710 (June 22, 1993) granted approval for the construction of two (2) additional buildings on one zoning lot (where one building existed). Amending Ordinance 3710 would grant approval for the new location of the Starbucks facility. The proposed Starbucks restaurant will be replacing an existing drive-through only restaurant which will be moved to a new location on the same property west of the existing store. Hence, the number of principal structures (3) within the proposed development will not change. To avoid any rights being given to the old Starbucks, which is to be razed, staff recommends the number of principal structures on the subject property be limited to three. Staff recommends approval of this request as the number of structures will not be changing.

Per Section 155.414 (C)(7) of the Zoning Ordinance, approve a conditional use for a drive-through establishment.

As shown on the petitioner's plan, they propose to add a single lane drive through facility as part of their petition. Vehicles would enter from the north and proceed in a counter-clockwise fashion around the building. The order menu is located on the southwest side of the building and the pick-up window is located on the south side of the building. The petitioner is also proposing an escape lane that would exit out to the south, per staff's suggestion.

Ordinance 3710 granted approval of a drive-through for "Caffino drive thru express". "Caffino drive thru express" was once located in the tenant space which is now Starbucks. As the current Starbucks facility is being razed to accommodate the new location with the Sportmart Shopping Center, the conditional use to establish a drive through would apply to the new Starbucks location.

The plan shows eight stacking spaces, which meets code requirements. A stacking issue was also raised by the Public Works Department, based upon empirical experience. Staff notes that the proposed design of the drive-through is more desirable than its current configuration as excessive queuing will be within the center itself, as opposed to spilling out into the main access driveway and Roosevelt Road.

Per Section 155.414 (C)(18) of the Zoning Ordinance, approve a conditional use for an outdoor service area (outdoor dining).

As shown on the petitioner's plans, they are proposing to add a 1,175 square foot outdoor dining area to be located immediately north of the building that will be accessible from the north and west entrances. Staff does not object to this request as it allows for an alternate area for patrons to drink/eat if desired. As the property is not located near 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.

A deviation from Section 153.505(19)(a)(2)(a) of the Sign Ordinance to allow four (4) wall signs where only one sign is permitted.

Based on the petitioner's submitted elevations, they are proposing two (2) wall signs on the north, one (1) wall sign on the south elevation, and one wall sign on the west elevation of the building. The underlying Sign Ordinance requirements allow only one wall sign allowed per Code, but Ordinance 4192 granted relief to allow "Caffino drive thru express" the right to four (4) wall signs (one per building facade). Staff also notes that many other tenants within the

shopping center have been granted relief for additional wall signs. Given the store's position as an island within the shopping center parking lot, staff believes the request can be supported. As such, this request is intended only to reflect the modified wall signage package.

The allowable square footage for a single tenant building sign in the underlying zoning district reverts to the lineal frontage of the property. Starbucks is proposed 190 square feet of wall signage. As the subject property provides 739 lineal feet of property frontage, the total amount of allowable square footage for the proposed Starbucks falls well below the maximum allowable amount.

For the retail store at 255 W. Roosevelt (Hobby Lobby)

As Hobby Lobby will be moving from the Lombard Pines Shopping Center to the Sportmart Plaza, they wish to keep with their original wall sign configuration of five (5) wall signs. Per Code, Hobby Lobby would have the right to only one (1) wall sign as an interior tenant within a multi-tenant building. The main 250 square foot wall sign has already been permitted as of right; however, the addition of four (4) wall signs, which range in size from 20.5 square feet to 44.5 square feet each, would require approval under this petition. Staff notes that relief was previously granted to Sportmart for signage above the roofline and for extra window signage. When reviewed in this context and given the overall width of the proposed tenant space, the additional wall sign can be conceptually supported, provided that it is installed on, and not above, the exterior wall of the building, as proposed by the petitioner.

Shopping Center Signs

As the subject property is being proposed as a planned development, the signage associated with the Starbucks and Hobby Lobby sites need to be reviewed in the context of the entire shopping center. The petitioner's plan requests the following actions be taken:

A deviation from Section 153.234 (G) of the Sign Ordinance providing for an additional free-standing sign in conjunction with a shopping center sign.

When shopping center signs are provided for within a development, the Sign Ordinance prohibits the use of separate freestanding signs. The petitioner is requesting approval of a deviation to allow for a total of two (2) free-standing signs in conjunction with the shopping center sign. Ordinance 3711 (June 25, 1993) granted approval for three freestanding signs to be erected in the Sportmart Shopping Center. Amending Ordinance 3711 would allow three (3) freestanding signs; however the new sign locations would need to be approved as they relate to the overall planned development. Staff notes that Starbucks has a freestanding sign that will be moving to a new location on the property adjacent to the proposed building. The pylon sign once utilized by Pizzeria Uno will be used by a new establishment – Roundhead's Pizza, but this sign will remain at its existing location. As these freestanding signs have been in use with the existing shopping

center sign for years, staff finds the use of the additional freestanding signs would not alter the character of the shopping center.

A deviation from Section 153.235 (C) of the Sign Ordinance to allow for a shopping center identification sign of greater than one hundred fifty square feet.

The petitioner is proposing to increase the size of the existing shopping center identification sign to 450 square feet, which would provide for one additional tenant cabinet to be placed below the existing cabinets on the sign. Staff noted that the proposed square footage far exceeds code, which only allows 150 square feet. Staff notes that this sign will be larger than most other signs along Roosevelt Road. However, in consideration of this request, staff notes that the sign is already in excess of the 150 square feet and the new panels would only be added to the bottom portion of the sign, thus containing any new signage area to the existing cabinet. The petitioner will also be aesthetically enhancing the sign by placing covers over the existing poles and adding stone to the base. The sign base is intended to match the proposed Starbucks and the modified in-line center building elevations. Hence, given this trade-off for better site design and circulation, additional square footage could be conceptually supported.

A deviation from Section 153.235(C) of the Sign Ordinance to allow a sign height of forty (40) feet where a maximum of thirty-five (35) feet is permitted.

The existing shopping center sign is currently forty feet in height, thereby making the sign a legal non-conforming structure. With the proposed modifications to the proposed signs, this would be considered an expansion of a legal non-conforming structure and would require relief accordingly. However, in working with staff, the petitioner has proposed to reduce the overall sign height by five feet, which will bring it into compliance with Code. As such, this relief is no longer necessary.

Grant Site Plan Approval Authority to the Plan Commission

Granting site plan approval authority was included as part of the request in order to allow the Plan Commission to review and approve signage deviations or consider other site specific elements that do not require zoning relief or planned development amendments. This authority is granted to all other planned developments within the Roosevelt Road corridor by right or through approvals by the Village Board.

Additional Site Considerations

Parking
As part the overall review of the site, staff completed an overall review of the parking requirements for the site. Staff also notes that Ordinance 3712 already provided for a 5.5%

reduction in the required number spaces for the center, which was granted to provide relief for a sit-down restaurant (Pizzeria Uno).

Existing	Gross S/F	Net S/F	Required Ratio	Spaces Required
Retail Center	119,762	108,262	4/1000	433
Pizzeria Uno	6,300	5,633	16/1000	90
Starbuck's	3,465	3,465	12/1000	35
			Total:	558
			Less 5.5% (31 spaces)	527
			Proposed:	527

The approved 1993 plan also provided for parking spaces on the west side and on the south side of the building as part of this overall equation – staff will require that these spaces be striped, consistent with Village code. The Fire Department has reviewed the spaces and does not object to the overall design, provided that final turning templates provide for Fire Department truck turning movements.

Starbucks Building Design

Unlike the existing prefabricated building on the premises, the proposed Starbuck's building is proposed to be a completely masonry structure and will be constructed on the premises. The proposed structure is similar to many of their other free-standing buildings that have been constructed in the Chicago area, as shown on the submitted photographs of the comparable stores. Staff is conceptually supportive of the proposed building elevations – the color will blend in well with the proposed exterior facade enhancements for the in-line center. However, staff suggests that an additional brick color or treatment be added to the south elevation to break up the building mass.

Compatibility with the Comprehensive Plan/Roosevelt Road Plan

The Comprehensive Plan recommends commercial uses at this location. The Comprehensive Plan suggests several policies that should be used to guide improvement to commercial developments. One of those policies is ensuring the highest quality of design, including signage and graphics. If the comments and conditions noted in this report are incorporated into the petitioner's final plans, this development will meet the recommendations of the Comprehensive Plan.

Even though the petition was initially filed prior to the Roosevelt Road development moratorium and the Roosevelt Road Corridor Report, their plan does also incorporate some of the recommendations of the Roosevelt Road Corridor Plan as well, including:

- Including full facade treatments on all four-sides of the building elevations;
- Improving overall on-site traffic flow by relocating the Starbuck's drive-through queuing;
- Additional parking lot green space (foundation and parking lot islands) around the disturbed areas;

- Enhanced building facades (for the in-line center);
- Freestanding signage compatible with the center's building elevations.

The center already enjoys cross-access easements for properties to the east (Omni Plaza). The petitioner is also seeking approval from IDOT for a traffic signal at the northwest corner of the subject property. In consideration of the request as well as in consideration of conditions of approval for other Roosevelt Road properties, staff recommends that the property owner provide the rights for a cross-access easement for the property immediately west of the subject property. Staff does recognize that there is a significant grade change between the properties, but the rights for such an access should be provided at this time and the engineering issues can be addressed as part of a future access plan for the site.

Compatibility with Surrounding Land Uses

The site is surrounded by other retail commercial uses to the north, east, and west. The property shares boundaries with residential properties to the south. The intent of the Roosevelt Road Corridor is to provide commercial retail business; therefore staff believes the proposed land use is consistent with the surrounding land uses.

FINDINGS AND RECOMMENDATIONS

Staff believes that the proposed uses and requested relief is compatible with the surrounding area, the Comprehensive Plan and the Zoning and Sign Ordinances and is appropriate for the site. Staff has also reviewed the submitted standards and finds that the development does meet those provisions as well. Based on the above, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending approval of this petition, subject to the conditions as outlined:

Based on the submitted petition and the testimony presented, the proposed conditional uses and variations do comply with the standards required by the Lombard Zoning and Sign Ordinances; and, therefore, I move that the Plan Commission adopt the findings included within the Inter-department Group Report as the findings of the Lombard Plan Commission, and recommend to the Corporate Authorities **approval** of the PC 07-05, subject to the following conditions:

1. The petitioner shall develop the site in accordance with the site, sign and development plans prepared by Arcline Associates, dated November 14, 2007 and made a part of the petition.

2. The south elevation of the proposed Starbuck's building shall be amended to include a second brick color, with the final design subject to the Director of Community Development.

3. The freestanding shopping center sign shall be modified to not exceed thirty-five feet (35') in height. Furthermore, the overall square footage of the existing shopping center sign shall not exceed 450 square feet in size.

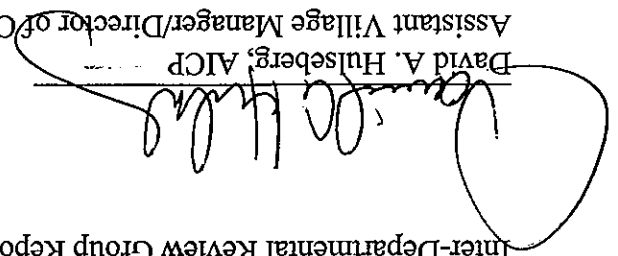
4. The petitioner shall commence demolition of the existing Starbuck's building and construct the associated parking lot improvement at its current location no later than thirty days after the proposed Starbuck's building is opened. This time period may be extended by the Village if weather conditions preclude the improvements from being completed within this timeframe.

5. Upon a request by the Village, the petitioner/property owner shall provide a vehicular cross-access easement for the property at 303 W. Roosevelt Road. The final location of the cross-access easement shall be reviewed and approved by the Village.

6. As part of the approval, the petitioner shall also address the comments included within the IDRC Report, including:

- a. Stormwater detention shall be provided consistent with Village Code for all the aggregate disturbed area.
- b. There is a drainage issue at the existing eastern entry off of Roosevelt Road. This shall be corrected as part of this planned development.
- c. The existing public water main located under the building shall be re-routed.
- d. All site work shall be in accordance with Village of Lombard Code, Specifications and Details.
- e. Free standing signs are not permitted within utility easements and shall not be located closer than 15' from any publicly dedicated water main or sewer.
- f. Parking spaces shall be signed and striped per Village Code.

Inter-Departmental Review Group Report Approved By:


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

Village of Lombard
Plan Commission
Public Hearing
November 19, 2007
Roosevelt Plaza, LP -- Petitioner

As part of the modernization and improvement of its Roosevelt Road shopping center, a capital improvement project of approximately \$2,000,000, the Petitioner is requesting (i) conditional use permits to allow for a new and improved Starbucks drive through facility and outdoor dining on the subject property, (ii) deviations from the Sign Ordinance to allow, among other things, existing signs to be replaced, upgraded, and improved, and (iii) at the Village's request, a conditional use to establish the subject property as a planned development. The Petitioner believes strongly that this type of improvement project and new tenant mix is absolutely necessary to retain and attract retailers and consumers to the retail establishments along the Roosevelt Road Corridor.

The subject property currently consists of two separate parcels of real estate. The entire property is approximately 9.84 acres.

At 201 W. Roosevelt Road (PIN 06-19-201-022), there exists a Starbucks *double lane* drive through only facility. This building is approximately 900 square feet. The proposal is to demolish this existing building and drive through and replace it with a state-of-the-art Prototype full-service Starbucks facility of about 1,750 square feet, including indoor and outdoor seating and a *single lane* drive through with significant improvements to prevent existing car stacking problems. A site plan has been included as part of this application. The new conditional uses for the Starbucks facility will replace and consolidate the conditional uses and other related relief granted for the subject property pursuant to Ordinances No. 3710, 3711, and 3712 ("*Existing Zoning Relief Ordinances*").

The subject property also includes property at 205-275 W. Roosevelt Road. This property is currently improved with a leased restaurant building (formerly Pizzeria Uno) and a successful, long-standing retail shopping center facility of approximately 125,000 square feet. A new and exciting tenant mix in this facility will include the existing X-Sports Gym, a new Harbor Freight Tools, a new Hobby Lobby, and an expanded Fruitful Yield. The applicant intends to undertake internal construction work and related facade improvements to accommodate one or more new retail tenants on this property. This construction and facade work does not require a conditional use permit or a planned development or other zoning relief. However, the Petitioner is including a conditional use permit/planned development request at the Village's suggestion in order to be consistent with the Village staff's desire to treat the Starbucks property and the remaining portions of the subject property as one zoning lot and as a potential way to foster further development and public improvements at and related to the site.

Village of Lombard
Plan Commission
Public Hearing
November 19, 2007
Standards For Conditional Uses
Roosevelt Plaza, LP – Petitioner

The following is the Petitioner's response to the standards for conditional uses set forth in Section 155.103(F)(8) of the Lombard Zoning Ordinance. These joint responses are provided for the three conditional uses identified in the Petition (a conditional use for drive through facility, a conditional use for outdoor dining, and a conditional use to establish the subject property as a planned development):

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.
RESPONSE: The proposal is to demolish the existing and out-dated Starbucks double lane drive-through-only facility and replace it with a state-of-the-art Prototype full-service Starbucks facility of about 1750 square feet, including indoor and outdoor seating and a single lane drive through. This new facility will significantly enhance the Roosevelt Road Corridor and will serve and be a benefit to the public health, safety, and general welfare. Specifically, the new single lane drive through facility will eliminate stacking back-ups that at times extend onto Roosevelt Road. The new drive through facility will operate smoothly and will only enhance traffic flow and commercial activity along the Corridor. Thus, the site plan and related parking and traffic flow circulation patterns will ensure that the facility does not endanger the public health or safety or general welfare.

2. That the conditional uses 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.
RESPONSE: There currently exists a Starbucks facility at this property. The proposal is to provide for a significant upgrade of that facility so that it can better serve the community. The new facility will not injure other neighboring uses nor will it impair property values. To the contrary, the Petitioner believes that the new facility will be a significant benefit to the surrounding uses and to the Roosevelt Road Corridor, particularly since the drive through configuration and site location have been chosen to ensure smooth traffic flow and no interference with Roosevelt Road.

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.
RESPONSE: Neither the new Starbucks nor any other retail use the Petitioner's property will interfere with surrounding development. Rather, the new Starbucks and the continuing improvement of the main shopping center building on the Petitioner's property will enhance and

support development opportunities and uses on surrounding properties, particularly along the Roosevelt Road Corridor.

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

RESPONSE: All required public utilities, access road, drainage and other necessary facilities shall be provided. The Petitioner will work closely with the Village with regard to the parking and circulation patterns for the Starbucks facility.

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.

RESPONSE: The proposal is to demolish this existing building and drive through and replace it with a state-of-the-art Prototype full-service Starbucks facility of about 1,750 square feet, including indoor and outdoor seating and a *single lane* drive through with significant improvements to prevent existing car stacking problems. The new facility will be a significant benefit to the surrounding uses and to the Roosevelt Road Corridor, particularly since the drive through configuration and site location have been chosen to ensure smooth traffic flow and no interference with Roosevelt Road. Thus, adequate measures have been and will be taken to ensure that ingress and egress to the Starbucks facility will minimize, to the greatest extent possible, traffic congestion on adjacent public streets. Specifically, the Petitioner will work closely with the Village and with the Illinois Department of Transportation with regard to the parking and circulation patterns for the Starbucks facility, the determination of the final location of a Roosevelt Road curb cut for the redeveloped Starbucks, and the possibility of the installation of a new Roosevelt Road traffic signal adjacent to the subject property, to the extent the new light can be consistent with the final site plan.

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

RESPONSE: The proposed Starbucks facility is in complete conformity with the Village's Comprehensive Plan.

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.

RESPONSE: The proposed new Starbucks facility shall comply with all applicable regulations of the B4A zoning district, except as otherwise provided in this petition.

Village of Lombard
Plan Commission
Public Hearing
November 19, 2007
Standards For Planned Developments and Deviations
Roosevelt Plaza, LP -- Petitioner

The following is the Petitioner's response to the standards for conditional use planned developments as set forth in Section 155.508 (A), (B), and (C) of the Lombard Zoning Ordinance. At the request of the Village, the Petitioner has included a request for a planned development to be consistent with staff's desire to treat the Starbucks property and the main shopping center property as one zoning lot. We have also included responses to the standards for deviations from the Sign Ordinance that may be allowed in conjunction with the review and approval of the planned development.

Planned Development Standards

A. General Standards.

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

RESPONSE: The planned development approval will not change the use of the property for retail uses. The use and development of the property will continue to comply with all applicable Village regulations.

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

RESPONSE: The property will continue to be served by public sanitary sewer and water facilities.

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.

RESPONSE: The property will continue to be used for retail and related uses, all in conformity with the Village's Comprehensive Plan.

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

RESPONSE: The retail uses on the subject property are permitted uses within the B4A District. The ongoing use and development of the subject property is in the public interest as it will continue to further retail development along the Roosevelt Road Corridor.

5. That the streets have been designed to avoid:

- a. Inconvenient or unsafe access to the planned development;
- b. Traffic congestion in the streets which adjoin the planned development;
- c. An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned development.

RESPONSE: There are no streets within the planned development. The development is accessed to and from Roosevelt Road and other existing public streets. The Petitioner will work closely with the Village and with the Illinois Department of Transportation with regard to the parking and circulation patterns for the Starbucks facility, the determination of the final location of a Roosevelt Road curb cut for the redeveloped Starbucks, and the possibility of the installation of a new Roosevelt Road traffic signal adjacent to the subject property, to the extent the new light can be consistent with the final site plan. No additional roadway improvements are anticipated.

B. Standards for Planned Developments with Use Exceptions.

RESPONSE: This standard is not applicable as the Petitioner is not requesting any use exceptions.

Sign Ordinance Deviations

C. Standards for Planned Developments with Other Exceptions. The Village Board may approve planned developments which do not comply with the requirements of the underlying district sign regulations, when such approval is necessary to achieve the objectives of the proposed planned development, but only when the Board finds such deviations are consistent with the following standards:

RESPONSE: The Petitioner has three deviations from the Sign Ordinance. They are described below. The deviations are not for the mere convenience of the Petitioner. Rather, they are necessary as part of the Petitioner's comprehensive plan to rejuvenate and improve its Roosevelt Road retail operations. The signage plan and requested deviations have been carefully thought out and scaled down as much as possible. The resulting sign plan is necessary to achieve the objectives of the development.

Starbucks Establishment. The Existing Zoning Relief Ordinance already authorizes four wall signs on the existing building. Starbucks is not asking to increase the extent of the existing zoning relief. The new Starbucks establishment will also use four wall signs – no more than one per facade and none that will extend above or below the roof line of the building. The total size of the Starbucks wall signs will be approximately 174 feet, an amount less than the maximum allowed under the Sign Ordinance.

Hobby Lobby Store. The Petitioner is requesting a deviation and approval of four smaller wall signs on the Hobby Lobby storefront, in addition to the main wall sign permitted

under the Sign Ordinance that is directly above the Hobby Lobby main entrance. Given the size of the Hobby Lobby storefront and its distance from Roosevelt Road, this request is warranted and consistent with the standard wall sign packages utilized by Hobby Lobby and similarly prominent retail operations.

Shopping Center Identification Sign. The Petitioner is requesting a deviation and approval for the shopping center identification pylon sign. In conjunction with the significant internal capital improvements to the shopping center, the Petitioner's plan is to undertake significant and costly internal and external improvements to the pylon sign. The Petitioner's proposed sign is approximately 450 square feet, which is 300 square feet greater than the otherwise applicable maximum size of 150 square feet allowed by code. However, the proposed sign satisfies the 35-foot height restriction applicable to this property. Additionally, with its requested deviation approval for the proposed shopping center sign, the Petition will be able to permanently reduce to 35 feet in height the existing legally nonconforming sign that is 40-feet in height.

The Petitioner's response to the specific deviation standards below:

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

RESPONSE: The ongoing use and development of the subject property is in the public interest as it will continue to further retail development along the Roosevelt Road Corridor. The signage proposals have been carefully designed to allow the retail users in the subject property the signage they need to help ensure a successful development, but at the same time attempting to ensure that the signage does not adversely impact the appearance, growth, and further development of the Roosevelt Road Corridor. The proposal also includes the elimination of current shopping center sign that is currently in violation of the applicable maximum height requirements for Roosevelt Road.

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

RESPONSE: There currently exists a Starbucks facility at this property. The proposal is to provide for a new building that will be a significant upgrade of that facility along with improvements to the main shopping center facility (including new tenants) so that these properties can better serve the community. The new and improved facilities will not injure other neighboring uses nor will they impair property values. To the contrary, the Petitioner believes that the new improvements and facilities will be a significant benefit to the surrounding uses and to the Roosevelt Road Corridor.

3. That such deviations 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

RESPONSE: The proposed signage deviations are solely to provide the most successful and beneficial development to the tenants and users of the new and improved

facilities. The developments' success will in turn be a significant economic benefit to surrounding properties and businesses.

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.

RESPONSE: This standard is not applicable as the Petitioner is not requesting any floor area deviations.

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.

RESPONSE: This standard is not applicable as the Petitioner's development is not a residential development.

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:

RESPONSE: The location of the main shopping center building remains the same and the location of the new Starbucks facility will be better from a parking and site and traffic management perspective. The buildings on the property do not, and will not, cause any adverse impact on adjoining building and do not, and will not, invade the privacy of the occupants of any adjoining buildings. None of these positive conditions will change as a result of the approval of the Petitioner's sign regulation deviations requests. The Starbucks construction will, in fact, significantly improve the traffic flow on the subject property and it will prevent any interference with Roosevelt Road.

(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.

RESPONSE: This standard is not applicable as the Petitioner is not requesting setback deviations.

(b) All transitional yards and transitional landscape yards of the underlying zoning district are met.

RESPONSE: This standard is not applicable as the Petitioner is not requesting yard deviations.

(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:

RESPONSE: This standard is not applicable as the yards on the subject property are adequate (and have proven over time to be adequate) to protect the privacy and enjoyment of adjacent properties.

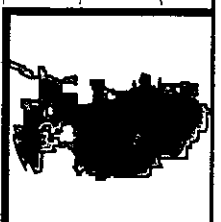
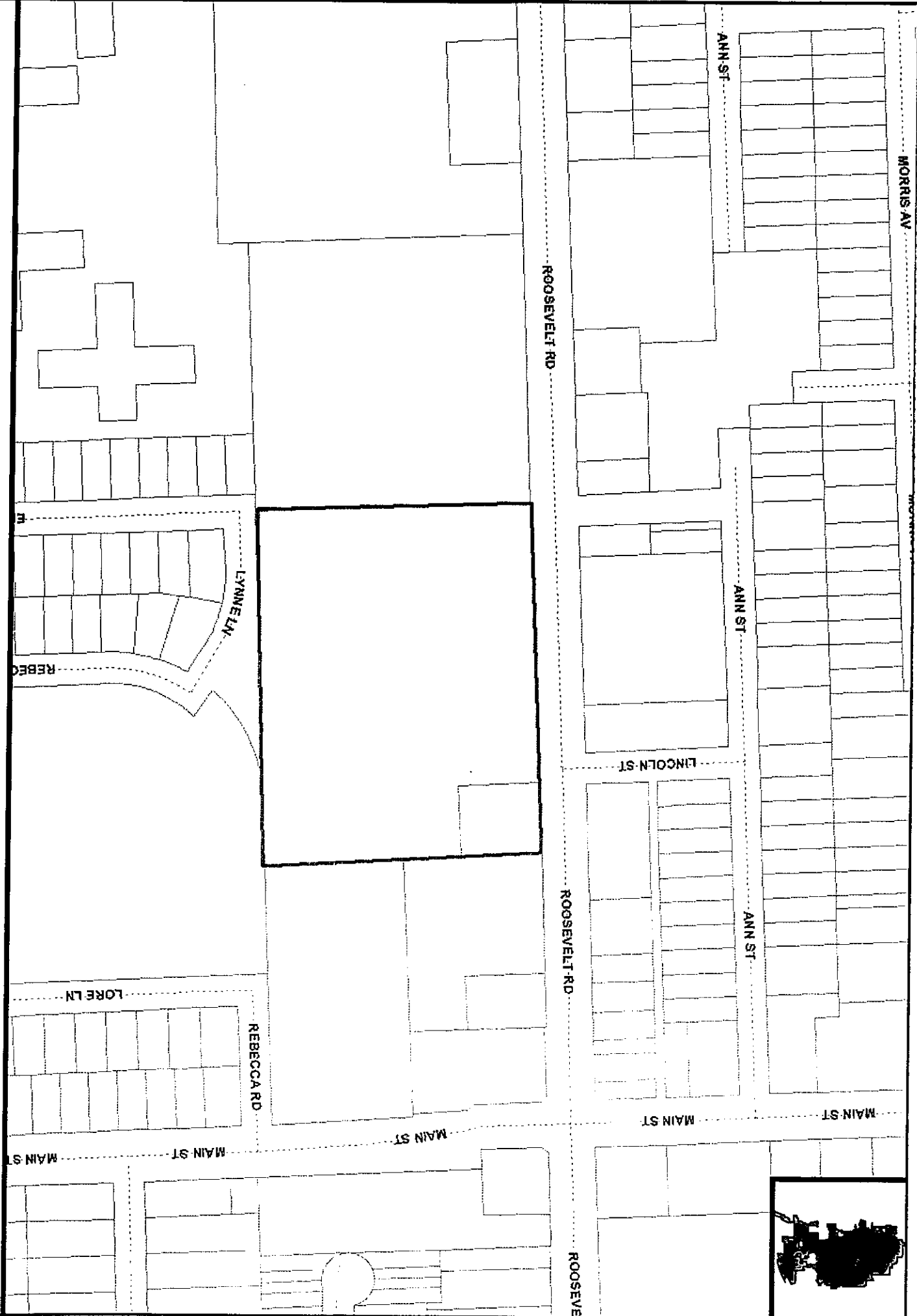
7. That the area of open space provided in a planned development shall be at least 25% more than that required in the underlying zone district.

RESPONSE: The proposed development satisfies this requirement.



PC 07-05: 201-275 W. Roosevelt (Sportmart Plaza)

1 in. = 260.0 feet



ORDINANCE NO. _____

AN ORDINANCE APPROVING CONDITIONAL USES FOR A PLANNED DEVELOPMENT WITH DEVIATIONS, OUTDOOR DINING AND FOR A DRIVE-THROUGH FACILITY AND AMENDING APPROVALS SET FORTH IN ORDINANCES 3710 AND 3711

PC 07-05; 201-285 W. Roosevelt Road (Sportmart Shopping Center Planned Development)

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, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Sign Ordinance, otherwise known as Title 15, Chapter 153 of the Code of Lombard, Illinois; and,

WHEREAS, the subject property is zoned B4A Roosevelt Road Corridor District; and,

WHEREAS, an application has been requesting approval of the following actions:

1. A conditional use to establish the subject property as a planned development.
2. For the proposed Starbucks establishment:
 - a. An amendment to Ordinances 3710 and 3711 which granted approval to allow for the establishment of three principal structures and three (3) freestanding signs on the subject property.
 - b. A conditional use, pursuant to Section 155.417(G)(2)(a)(5) of the Zoning Ordinance to allow outdoor dining.
 - c. A conditional use, pursuant to Section 155.417(G)(2)(b)(5) of the Zoning Ordinance to allow a drive-through establishment.

d. A deviation from Section 153.505(19)(a)(2)(a) of the Sign Ordinance to allow four (4) wall signs where only one sign is permitted.

3. For the retail store at 255 W. Roosevelt (Hobby Lobby):

a. A deviation from Section 153.505(19)(b)(2)(a) to allow five (5) wall signs where only one is permitted.

4. For the existing freestanding shopping center identification sign:

a. A deviation from Section 153.235(C) of the Sign Ordinance to allow for up to five-hundred-one (501) square feet of sign area where a maximum one-hundred-fifty (150) square feet is permitted.

b. A deviation from Section 153.235(C) of the Sign Ordinance to allow a sign height of forty (40) feet where a maximum of thirty-five (35) feet is permitted.

5. Grant Site Plan Approval authority to the Plan Commission.; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on November 19, 2007 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the petition, 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 Ordinances 3710 and 3711, adopted June 10, 1993 and pertaining to the Subject Property, as described in Section 3 below, is hereby amended to provide for the relief set forth in Section 2 below.

SECTION 2: That the following conditional uses and deviations are hereby granted for the Subject Property, as described in Section 3 below:

2. A conditional use to establish the subject property as a planned development.

2. For the proposed Starbucks establishments:

a. An amendment to Ordinances 3710 and 3711 which granted approval to allow for the establishment of three principal structures and three (3) freestanding signs on the subject property.

b. A conditional use, pursuant to Section 155.417(G)(2)(a)(5) of the Zoning Ordinance to allow outdoor dining.

c. A conditional use, pursuant to Section 155.417(G)(2)(b)(5) of the Zoning Ordinance to allow a drive-through establishment.

d. A deviation from Section 153.505(19)(a)(2)(a) of the Sign Ordinance to allow four (4) wall signs where only one sign is permitted.

3. For the retail store at 255 W. Roosevelt (Hobby Lobby):

a. A deviation from Section 153.505(19)(b)(2)(a) to allow five (5) wall signs where only one is permitted.

4. For the existing freestanding shopping center identification sign, a deviation from Section 153.235(C) of the Sign Ordinance to allow for up to four hundred fifty (450) square feet of sign area where a maximum one-hundred-fifty (150) square feet is permitted.

SECTION 3: That the ordinance is limited and restricted to the property generally located at 201-285 W. Roosevelt Road, Lombard, Illinois and legally described as follows:

LOT 1 IN ROOSEVELT PLAZA, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1666 AS DOCUMENT R66-25777, IN DUPAGE COUNTY, ILLINOIS, (EXCEPTING THEREFROM THE PROPERTY DESCRIBED IN A DEDICATION AND PLAT FAVOR OF THE VILLAGE OF LOMBARD, ILLINOIS DATED APRIL 11, 1973 AND RECORDED JUNE 11, 1973 AS DOCUMENT R73-33871 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT R78-14380).

Parcel Number: 06-19-201-021 and 022

SECTION 4: The zoning actions noted in Section 2 above are hereby granted relative to the Subject Property, subject to the conditions set forth in Section 4 below:

- I. The petitioner shall develop the site in accordance with the site, sign and development plans prepared by Arcline Associates, dated November 14, 2007 and made a part of the petition.
2. The south elevation of the proposed Starbuck's building shall be amended to include a second brick color, with the final design subject to the Director of Community Development.

3. The freestanding shopping center sign shall be modified to not exceed thirty-five feet (35') in height. Furthermore, the overall square footage of the existing shopping center sign shall not exceed 450 square feet in size.

4. The petitioner shall commence demolition of the existing Starbuck's building and construct the associated parking lot improvement at its current location no later than thirty days after the proposed Starbuck's building is opened. This time period may be extended by the Village if weather conditions preclude the improvements from being completed within this timeframe.

5. Upon a request by the Village, the petitioner/property owner shall provide a vehicular cross-access easement for the property at 303 W. Roosevelt Road. The final location of the cross-access easement shall be reviewed and approved by the Village.

6. As part of the approval, the petitioner shall also address the comments included within the IDRC Report, including:

- a. Stormwater detention shall be provided consistent with Village Code for all the aggregate disturbed area.
- b. There is a drainage issue at the existing eastern entry off of Roosevelt Road. This shall be corrected as part of this planned development.
- c. ~~The existing public water main located under the building shall be re-routed. (A water main easement shall be established along the easterly twenty (20) feet of the property where the water main would be free of any structures).~~
- d. All site work shall be in accordance with Village of Lombard Code, Specifications and Details.
- e. Free standing signs are not permitted within utility easements and shall not be located closer than 15' from any publicly dedicated water main or sewer.
- f. Parking spaces shall be signed and striped per Village Code.

7. The petitioner shall fence the perimeter of the dining area four foot metal fence, with the design of the fence subject to the approval of the Director of Community Development.

8. The petitioner shall provide additional green space/landscape islands and associated plant materials within the existing shopping center parking lot.

SECTION 5: That Site Plan Approval Authority shall be granted to the Lombard Plan Commission.

SECTION 6: That all other provisions of Ordinance 3710 and 3711 not amended by this Ordinance shall remain in full force and effect.

SECTION 7: 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 _____, 2007.

First reading waived by action of the Board of Trustees this _____ day of _____, 2007.

Passed on second reading this _____ day of _____, 2007.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2007.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk