

June 2, 2005

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

Subject: PC 05-12: 2810-2830 S. Highland Avenue (Highlands of Lombard)

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. This petition was heard at the April 18, 2005 Plan Commission meeting.

The petitioner is requesting that the Village take the following actions pursuant to the Highlands of Lombard Annexation Agreement and subsequent amendments thereto located within the Highlands of Lombard B3 Planned Development:

For the property at 2810-2820 S. Highland Avenue:

1. Approval of a Conditional Use for a drive-through establishment/service;
2. Site Plan Approval for a bank building and retail center with the following deviations:
 - a) A deviation from Section 153.505 (B)(19)(a)(2) to allow three (3) wall signs on a single-tenant building; and
 - b) A deviation from Section 153.505 (B)(19)(b)(2) to allow two (2) wall signs per tenant on a multiple-tenant building.

For the property at 2830 S. Highland Avenue (for the purpose of allowing cross access between the subject properties):

3. Site Plan Approval with a deviation from Section 155.602 (C) Table 6.3 to reduce the number of required parking spaces from 78 to 74.

The petitioner, Larry Debb of GVA Williams, presented the request. He thanked the Plan Commission for their comments in their previous workshop session. He noted that the biggest change with their current plans is that the drive through has

been relocated from the west to the east, providing significantly better circulation and allowing for cross access to the Pier One Center. Also, two parking spaces north of the lift station have been reserved for Public Works vehicles, and the landscaping on the property has been greatly increased.

Mr. Debb stated that the retail center will be virtually identical to Pier One, using the same materials to tie the buildings together. At staff's suggestion, spandrel glass and trees were added on the west side to soften the appearance of the building. They will have wall signs on both the east and west sides of the building due to the amount of traffic that will approach from the back of the building. The elevations for the Amcore Bank have changed significantly and the color scheme has been altered to include more earth tones.

Chairperson Ryan then opened the meeting for public comment. There was no one present to speak for or against the petition.

Chairperson Ryan then requested the staff report. Jennifer Backensto, Planner I, presented the staff report. The petitioner is proposing a bank and 16,000 square foot retail strip center to be located within the Highlands of Lombard Planned Development. Both buildings will be one story in height and of masonry construction. This project will extend a private drive from the right-in, right-out curb cut on Highland to the existing central drive aisle through the development. This new drive will serve as an additional access point for the entire Highlands of Lombard. The petitioner is requesting a conditional use for the proposed drive-through lanes, plus site plan approval with signage deviations for the buildings. A parking deviation for the Pier One Center is also required to accommodate cross access between it and the new development.

Engineering had a number of comments, mostly dealing with the lift station and the relocation of the sanitary sewer line. The petitioner is aware of these concerns and they will be incorporated into the final engineering plans.

Financial institutions are listed as permitted uses and any uses that plan to locate within the retail center must be among those uses that are noted within the B3 permitted uses list. The proposed uses are consistent with the Comprehensive Plan. The Great Indoors is to the west of the site, and Yorktown Center is located across the street to the east. It is envisioned that additional retail, restaurants and/or offices will be located to the north of the proposed development. The proposed uses are compatible with the existing businesses and the Highlands of Lombard Development Agreement.

To ensure that full vehicular access is provided around the site, the petitioner will be improving all access drives. The new development will connect to the Pier One Center via a cross access point at the southeast corner of the parking lot. This cross access was envisioned in 2002 at the time the Pier One Center was considered by the Plan Commission.

Ms. Backensto stated that the cross access drive will necessitate the loss of four parking spaces on the Pier One Center property. Because that property currently has only the minimum number of parking stalls required by Code, any reduction in stalls will require a parking deviation.

Staff is supportive of this deviation because the cross access will be a substantial benefit for both properties and will allow for the open site circulation provided for throughout the Highlands of Lombard. Also, the bank/retail development will provide at least nine parking spaces above what is required in the Zoning Ordinance that will allow for spillover parking from the Pier One Center while still providing more parking spaces than are mandatory.

The elevations for Amcore Bank have been significantly modified. Staff finds that these new elevations are more compatible with the CompUSA, Great Indoors, and Pier One Center buildings, particularly due to the increased use of masonry elements and the less prominent roof.

The retail building will be nearly identical to the Pier One Center, although it will be smaller in size. The western elevation will have spandrel glass to soften its appearance. This will be consistent with the Pier One Center, CompUSA, and Great Indoors elevations facing Butterfield Road. As all elevations are comprised nearly entirely of masonry materials, the buildings meet the requirements for building materials.

The petitioner's proposal has all trash enclosures screened by masonry walls on three sides, similar to what has been done on adjacent properties. The enclosures for the retail building should be integrated into the building itself. Staff suggests that these enclosures be designed to accommodate oversized containers to prevent trash collection issues such as those that have been experienced at Pier One Center.

Staff suggests that the petitioner incorporate decorative lighting effects similar to those found on neighboring buildings. Decorative brick pavers should be used at the main building entries, and the developer must utilize the same or similar light fixtures that were approved as part of the overall planned development.

Although the overall landscaping plan is good, it might be improved by including more variety in the plant materials. To break up the monotony, the petitioner could include plants that are common to both the Pier One and Comp USA parking lots.

As part of the submittal, the Village requested a traffic generation analysis be conducted by KLOA. KLOA performed two analyses on this project: one based upon the originally submitted site plan that had the drive-through in the center of the subject property, and one based upon the current site plan with the drive-through on the east side. Although numerous concerns were raised with the access, internal circulation, and parking plan of the original layout, the new plan allows for more efficient and safe circulation.

The new site plan has improved the overall internal circulation and parking patterns and eliminated dead end parking bays. Vehicles exiting the drive-through lanes will not present a problem with traffic along the access drive. Overall, the parking layout is satisfactory. If the parking spaces to the north of the lift station are included in the final plans, these spaces should be signed and striped for employee parking only to keep the number of maneuvers in and out of those stalls to a minimum.

The proposed development will leave sufficient balances in the banks for vehicle trip generation, detention volume, and gross floor area of retail development that were established in the Development Agreement.

Ms. Backensto stated that the new drive-through configuration eliminates the traffic conflicts that staff noted during the workshop session. Amcore Bank has represented to staff that they would heavily landscape the area between the drive-through and Highland Avenue, and they could install a landscaped berm to minimize the drive-through's visual impact.

For the bank, the petitioner is requesting site plan approval for a signage deviation to allow for a total of three wall signs. Staff feels that this relief can be supported given the location of the building as it related to the overall planned development. The proposed signage meets the size requirements for the underlying B3 District. They are also proposing a freestanding sign at the Highland Avenue entrance that would be similar in appearance to the sign for The Great Indoors.

For the retail building, the petitioner is proposing wall signage above each storefront on the east and west elevations. The petitioner is requesting site plan approval for a signage deviation to allow for signage that mirrors the front of the building to the rear of the building for all of the tenants. Staff feels that this relief can be supported given the unique layout of the site and the fact that many visitors to the site will be approaching from the west side of the building. Moreover, the use of the signage on the rear, particularly with the additional awnings and spandrel windows, gives a greater impression of a four-sided building. The petitioner will still be required to meet the size requirements for the underlying B3 District. Staff recommends as a condition that the signage shall only be of a channel sign design, to be consistent with other developments within the Highlands of Lombard.

The new buildings are proposed to be located within the south portion of the existing Lot 2 in the Highlands of Lombard Pier 1 Resubdivision. Should the development be approved, the petitioner proposes to split the lot into three separate lots – one for the bank, one for the retail center, and the remaining vacant parcel to the north. As the parcel is greater than one acre in size, this approval will require Board approval.

In conclusion, Ms. Backensto stated that staff recommends approval of the petition, subject to the eight conditions noted in the staff report.

Chairperson Ryan then asked if there was anyone in the audience who had any questions regarding the staff report. Hearing none, he opened the meeting for discussion among the Plan Commission members.

Commissioner Sweetser asked what the distances were from the new drive to the neighboring roads and how wide the drive would be. The petitioner noted that the curb cut is existing. Ms. Backensto stated that the entrance will be roughly 350 feet from the spine road and 400 feet from Butterfield Road. The lane width will be the same as on the spine road.

Commissioner Sweetser stated that she was pleased with the petitioner's response to the Plan Commission's concerns and comments. With appropriate directional signage, it should be a great addition to the site.

Commissioner Olbrysh agreed with the petitioner's statement that additional landscaping will dress up the west elevation of the retail center. He asked about the awnings referred to in the staff report. Ms. Backensto stated that there were actually no awnings proposed. The petitioner explained that they had considered adding awnings, but they decided not to due to the trucks that will be coming through the loading area.

Commissioner Olbrysh stated that it was a good idea to move the drive through and added that the landscaped berm on Highland should be required. The petitioner stated that they would be happy to work with staff to provide whatever landscaping is needed. He added that they are pleased with how their landscaping has turned out at Comp USA and Pier One.

Commissioner Flint stated that he also appreciates the petitioner's changes in light of the Plan Commission workshop and that the new bank elevation is much more in tune with the rest of the development.

Chairperson Ryan noted that although there was not a great deal of discussion at this meeting, the proposal was discussed extensively at an earlier workshop session and many changes to the original plan had been made. He thanked the petitioner for all his work.

Commissioner Sweetser moved to approve the petition with an amendment to condition no. 8 to require a landscaped berm along Highland Avenue. The motion was seconded by Commissioner Olbrysh.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed request complies with the standards of the Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 5 to 0, recommended to the Corporate Authorities **approval** of PC 05-12.

Re: PC 05-12
June 2, 2005
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Respectfully,

VILLAGE OF LOMBARD

Donald Ryan
Chairperson
Lombard Plan Commission

DR:JB

attachments

c. Petitioner
Lombard Plan Commission

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