

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 13, 2009:

1. Petition for Public Hearing.
2. Plat of Survey, prepared by Timothy J. Murphy, Inc., February 28, 1991.
3. Starbucks elevation, site and signage package, prepared by Starbucks Coffee Company, dated January 7, 2009.
4. Letter of Intent, prepared by Starbucks Coffee Company, dated January 12, 2009.

DESCRIPTION

The petitioner is proposing to construct a 132 square foot building addition to the western portion of the existing Starbucks drive through facility on the subject property. The addition will not serve as customer seating area, but rather an area dedicated to the spatial needs of the employees. Certain façade enhancements are also being proposed, but do not require any relief. The existing signage will also be reorganized on the building elevations; however, the proposed signage does not alter or expand upon any previously approved signage plans. Therefore, relief is not needed.

Pertaining to Starbucks presence on the subject property, amendments were made (as part of PC 07-05) to the previously established conditional uses for a drive-through facility and for outdoor dining. These amendments were established to allow Starbucks to construct a new facility directly to the west of the existing facility. Due to economic conditions, Starbucks no longer plans to execute the previously approved plans to construct the new facility; therefore, a major change in plan has occurred in reference to the overall planned development. The major change to the planned development requires Board approval.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

The PES Division of Community Development has the following comments:

- 1) There is a drainage issue at the existing eastern entry off Roosevelt. This shall be corrected if any asphalt or concrete work is planned.
- 2) All site work shall be in accordance with Village of Lombard Code, Specifications and Details.
- 3) Free standing signs are not permitted within utility easements and shall be located 15' from any water main or sewer.

PUBLIC WORKS

Public Works Engineering has no comments at this time.

FIRE AND BUILDING

The Department/Bureau of Inspectional Services has no comments at this time.

PLANNING

Compatibility with the Zoning Ordinance/Planned Development

Ordinance 6126 granted conditional use approval to establish the subject property as a planned development and also granted conditional use approval for a new drive-through facility on the subject property. As part of the overall plan, Starbucks was to demolish the existing facility and construct a new 1,750 square foot facility 135 feet to the west of the current location. Condition #4 of Ordinance 6126 specifically stated "*the petitioner shall commence demolition of the existing Starbucks building and construct the associated parking lot improvement at its current location no later than thirty days after the proposed Starbucks building is opened. This time period may be extended by the Village if weather conditions preclude the improvements from being completed within this timeframe.*".

As Starbucks no longer plans to execute the approved plans associated with Ordinance 6126 and construct a new facility, a major change in an approved planned development has occurred. By not constructing the approved facility, the proposed plans A) change the location of any buildings by ten feet, and; B) change the final governing agreements of the planned development.

The proposed building addition will not serve as customer seating area, but rather an area dedicated to the spatial needs of the employees. Starbucks has been working with the DuPage County Department of Health to address certain County code issues related to the operational function of the facility (i.e. ice machine location and grease trap) that are unrelated to any zoning issues. The proposed addition will increase the amount of primary service space for employees

and allow the ice machine to be located in the primary service portion of the building, whereas now, employees have to exit that portion of the building to gather ice for their products.

Access

Due to the size and location of the proposed addition, it will not affect any existing traffic patterns or parking issues. However, in light of the 2007 approval, the proposed design of the new Starbucks facility was more desirable than the existing configuration as traffic spilling out into the main access driveway and Roosevelt Road has been an issue. The plan for the new facility showed eight stacking spaces, which met the requirements of code. Also, the new plan kept stacking tight to the building, which prevented spillover into driveways. The new plan also provided an escape lane.

Architectural Elements/Signage

A façade enhancement was conducted in 2008 for the entire Sportmart Plaza commercial strip center. The Starbucks approved as part of PC 07-05 was to be a completely masonry structure, whereas, the existing facility was prefabricated. As part of this petition, the color of the existing building is proposed to be updated from white to neutral tan colors. The existing awning is to be removed and new awning is to be installed over the existing drive through windows to provide shelter from the elements. Unlike the existing awning, the new awning will contain no signage, which actually brings the signage into closer compliance with the Sign Ordinance. The building addition (or new west elevation) of the facility will remain the same in regards to the provided signage information; however, there will no longer be a canopy. Instead, the new elevation will be a flat building elevation with channel letter signage as opposed to the canopy signage currently being used. Staff believes that the proposed façade improvements to the existing Starbucks facility will be a visual enhancement to the subject property, as well as to the overall planned development.

With the exception of the major change for an approved planned development, there will be no other modifications to any other previously approved items. Ordinance 6126, which previously approved the new Starbucks location, will be amended to reflect the change to the planned development. Furthermore, should this petition be approved, all rights afforded to the construction of the new Starbucks facility will become null and void.

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. As the intent of this petition is to improve the building façade and institute better signage placement, this development will meet the recommendations of the Comprehensive Plan.

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 previously approved planned development, the Comprehensive Plan and the Zoning Ordinance and is appropriate for the site. 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 ordinance amendment does comply with the standards required by the Lombard Zoning Ordinance and that the planned development amendment enhances the development and is in the public interest; 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 09-01, subject to the following conditions:

1. The petitioner shall develop the site in accordance with the Starbucks elevation, site and signage package, prepared by Starbucks Coffee Company, dated January 7, 2009.
2. That the petitioner shall satisfactorily address the comments included within the IDRC report.
3. That Section 4, Ordinance 6126 adopted December 10, 2007 shall be amended to read in its entirety as follows:
 1. The petitioner shall develop the site in accordance with the site, sign and development plans prepared by Arline Associates, dated November 14, 2007 and made a part of the petition (with the exception of the construction of the Starbucks location as approved in Ordinance 6126).
 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:
 - i. Stormwater detention shall be provided consistent with Village Code for all the aggregate disturbed area.
 - ii. There is a drainage issue at the existing eastern entry off of Roosevelt Road. This shall be corrected as part of this planned development.
 - iii. 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).
 - iv. All site work shall be in accordance with Village of Lombard Code, Specifications and Details.
 - v. 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.
 - vi. 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.

Plan Commission
Re: PC 09-01
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Inter-Departmental Review Group Report Approved By:

William J. Heniff, AICP
Director of Community Development

att

c: Petitioner

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