

September 6, 2007

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

Subject: PC 07-26 2800 S. Highland (Patio Restaurant)

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 on the subject property:

1. Approval of a two-lot plat of resubdivision;
2. Approval of a Conditional Use for a drive-through establishment/service;
3. Grant Site Plan Approval for a fast-food restaurant establishment with a deviation from Section 153.505 (B)(19)(a)(2) of the Sign Ordinance to allow more than one wall sign on a single-tenant building; and
4. Grant site plan approval for the proposed freestanding sign.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on August 20, 2007. Chairperson Ryan asked if there was anyone to cross-examine the witnesses. Hearing none, he requested that the petitioner begin their presentation.

James Papoutsis, Architect, 50 E. Bellevue, Chicago, IL, presented the petition. Mr. Papoutsis stated that he worked closely with staff from the initial meetings and made many changes per staff's suggestions. He mentioned that the masonry colors have been changed along with storefront concept, which allows them to break up the building mass. He showed the material board and explained that they initially had orange type brick, but changed to reddish brick to tone down the appearance, which matches buildings in the existing development.

Mr. Papoutsis referred to his Power Point presentation which showed the site plan. He gave an overview of the building showing the building elevations.

The site plan is not rectangular. He stated that by slightly twisting the building they were able to set the north face parallel to the spine road. To address staff concerns, the garbage area on the north side and cross access will be provided.

He then showed the main entry, secondary, and service entry; all of which have glass doors. He showed where the drive through starts and the traffic pattern associated with it. He mentioned that the site slopes and the building is higher on one portion of the site. He displayed a detailed view, which showed parking lot area. He also displayed the outdoor dining area.

Mr. Papoutsis displayed the different building elevations, more specifically the south, east and north elevations. He noted the limestone band and fieldstone fireplace with porch along the east elevation, which includes sunscreen and planters. He mentioned the wall sign that staff had issues with, which he indicated that they can delete or make smaller. Pertaining to the west elevation, he stated that they need to have service entrance signage, to avoid customers trying to enter through that door. He showed drawings of the monument sign to be located on the southeast corner of the property. He stated that both parties have agreed to the sign's design and location, but there are easement issues and they might have to move the sign or abrogate a portion of the easement.

Mr. Papoutsis stated that The Patio concept is a relaxed indoor/outdoor establishment to go with friends and dine. By using a glass way porch with sunscreen with planters, which create an outside wall, it creates an area of circulation to the front door. He stated the landscape and building will be interrelated.

He then displayed a 360 degree view around the building and explained everything from the outdoor fireplace to the slate floors inside. He then displayed a view of the dining area, trellis, and furniture.

Mr. Papoutsis concluded that in the daytime, the sky and plants are within the space and during the nighttime the space is glowing, which means you can see the interior of the building from the exterior. He then displayed the interior of the Orland Park and Bolingbrook facilities.

Mike Trippiedi, 902 Sundew Court, Aurora, presented the landscape plans. Mr. Trippiedi stated that the land works in concert with the building. He added that they want curb appeal and displayed the garden spaces and outdoor dining area with a lot of color and texture. He mentioned that they will be using special pavers, ornamental grasses, and flowering crab apples at the entry.

Pertaining to the proposed facility, he stated that they comply with code as they will provide an evergreen and shrub hedge along Highland and the south entrance to the property. He added that the parking lot will be decorated with canopy trees to provide shade. The monument sign located along Highland Avenue and the plantings in the corners of the property will add a lot of color and

texture. He stated that they focused on the footprint of the building and they will create neat spaces.

Mr. Trippiedi referred to the entryway where he explained they will have plants of all sizes and shapes, which will also be present on the building. He added that the other space is the terrace area to the outdoor patio, which receives morning sun but will be canopied by flowering vines on a trellis. He stated that the patio space is intimate and will have ornamental grasses with long flowering perennials and fragrant flowering shrubs.

He then showed two of the building elevations and explained that the south elevation shows the wood screen panels at top covered with flowering vines attached to the column. He mentioned that the plants will be softening the building and celebrating it with color. He then showed the top elevation along the east side. The entrance displays growing vines and a series of flowering shrubs, occasion trees, and ornamental grasses.

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

William Heniff presented the staff report, which was submitted to the public record in its entirety. The petitioner is proposing a 9,500 square foot fast-food restaurant to be located within the Highlands of Lombard Planned Development. The site occupies the eastern portion of the vacant parcel immediately north of an existing retail strip center (Highlands II). The proposed building will be one story in height and of masonry construction. The proposed project will utilize all existing drive aisles and access roads. As the fast-food restaurant will cater to automobile customers, the petitioner is also requesting a conditional use for the proposed drive-through lanes.

The petitioner also wishes to address the future signage needs as part of the site plan review, with the aforementioned portions of the Sign Ordinance being deviated. As the fast-food restaurant will have frontage on both Highland Avenue and the Highlands of Lombard spine road, the petitioner wishes to place wall signs on multiple building elevations, consistent with the previously granted approval for the existing companion buildings.

The petitioner is requesting site plan approval for the proposed freestanding sign that will advertise the restaurant as well as the retail building approved as part of SPA 07-09ph. Lastly, the petitioner is requesting approval of a two-lot plat of resubdivision, placing the retail center and the restaurant on separate lots of record.

The planned development allows for the construction and operation of restaurant establishments on the property. Restaurants and outdoor dining elements are listed as permitted uses. Drive-through establishments are listed as conditional uses in the planned development approval and in the underlying Zoning Ordinance regulations. The petitioner's concept is to provide a window for drive-through sales and/or pick up of previously placed orders.

Staff notes that the stacking area does meet the criteria in the Zoning Ordinance. The stacking design is intended to maximize the parking and circulation field on the north side of the building and to minimize pedestrian/vehicle conflicts at the main entrance. Detailed comments regarding the proposed site circulation plan are noted within KLOA's comments, which staff believes can be incorporated into the final plans without the need for parking relief.

The petitioner submitted a Statement of Compatibility for the project that describes their proposal and the architectural comments associated with the development. In the approval process, the Village can consider compatibility of building architecture, materials and design throughout the Highlands of Lombard development. The Patio Restaurant's design is intended to blend the common elements established within the planned development within a modern building architectural design. The Patio Restaurant meets the 70% brick/masonry provisions. Staff offered concerns regarding the brick colors as shown on the plan submittal and asked the petitioner to select a color palette that ties more closely with the other building colors established within the development. The petitioner has submitted revised brick samples for consideration accordingly. Regarding the stone elements within the restaurant building, the petitioner notes that the intent is to provide limestone/fieldstone materials to the fireplace element, consistent with the common planned development themes.

The petitioner is proposing to utilize the same or closely compatible and complementary light fixtures that was approved as part of the overall planned development. The landscape plan utilizes a variety of planting materials found on the perimeter of the site as explained by the petitioner. The petitioner's proposal has all trash enclosures screened by masonry walls on three sides and a solid metal door is integrated into the building itself.

To ensure that full vehicular access is provided around the site, the petitioner will utilize the access drive off of Highland Avenue (a.k.a., the Spine Road) as well as the newly developed internal access roads within the Highlands of Lombard. The development will connect to the proposed Highlands III retail center to the west and the shared access drive of the Great Indoors via a cross access point at the western portion of the parking lot.

He then discussed signage issues. For the proposed restaurant, the petitioner is requesting site plan approval for a signage deviation to allow for the restaurant to erect multiple wall signs on the specified building elevations. The signage deviation would allow for each building elevation to display a wall sign to give the impression of a 'storefront' appearance. Staff supports the relief given the location of the building as it relates to the overall planned development and the unique layout of the site. Staff recommends as a condition that the signage shall be of a channel sign design, to be consistent with other developments within the Highlands of Lombard.

The petitioner's revised sign plan submittal also depicted signage for the service entrance and for the drive-through element. Staff believes that the additional signage appears to be excessive in size. Staff recommends that if such way-finding signage is needed, it can be achieved through directional signage, rather than larger wall signs.

The petitioner is also seeking approval of a freestanding sign along Highland Avenue that would be similar in design and appearance to the signs for The Great Indoors and Amcore Bank. The sign is intended to provide signage for both the restaurant and the Highlands III development. It will be larger than the other signs, but within Code. The planned development approval granted relief to allow for freestanding signs to not be considered off-premise signs, but does require each sign to be approved as part of a site plan approval application to the Plan Commission. While the submitted sign sketch gives the appearance that the sign base will be masonry, the intent is that the base would be compatible with the other signage and would be of a limestone/fieldstone design similar to the other freestanding signs in the planned development. Additionally, the final location and placement of the sign shall not conflict with any easement areas.

The new building is proposed to be located within the east portion of the existing Lot 1 in the Highlands of Lombard – Phase 2. As the parcel is greater than one acre in size, this approval requires Board approval. The petitioner has prepared a preliminary plat of resubdivision for the subject property for consideration as part of the Patio Restaurant approval petition.

Overall, staff recommends approval of the petition, subject to conditions.

Chairperson Ryan then opened the meeting for comments among the Commissioners.

Commissioner Sweetser was pleased that they followed staff's direction.

Commissioner Burke referred to the six conditions of approval in the report. He asked if the pedestrian walkway and the sign base needed to be conditions. Mr. Heniff replied that the sign base is covered under condition three and the pedestrian access is shown on the landscape plan which is covered under condition one.

Commissioner Olbrysh stated he was very impressed that the petitioner came up with a four sided building, due to the nature of the development. He mentioned that The Patio service area won't be readily seen that and it is very pleasing to the eye.

Commissioner Flint stated that it is a great development and a great asset to Lombard.

After due consideration of the petition and the testimony presented, the Plan Commission accepted the findings of the Inter-departmental Review Report as the findings of the Plan Commission found that the petition complies with the standards required by the Lombard Zoning and Sign Ordinances and that granting the relief is consistent with Highlands of Lombard planned development. Therefore, the Plan Commission, by a roll call vote of 5-0, recommended to the Corporate Authorities **approval** of the petition associated with PC 07-26 subject to the following conditions:

1. The site improvements shall be constructed in compliance with the submitted plans included within the plan submittal packet prepared by James Papaoutsis Design Architect,

updated August 10, 2007 (includes site plans, interior layouts, concept exterior elevations and freestanding sign proposal); the Preliminary Engineering Plans, prepared by Hoefflerle-Butler Engineering, Inc, dated July 12, 2007; the Landscape Development Plan, prepared by Trippiedi Design Landscape Architect, dated July 13, 2007; the Plat of Resubdivision, prepared by Spaceco Inc., dated July 2, 2007; and the Photometric Plan, prepared by Zolter Electric, dated June 7, 2007 (sic.) and made a part of this petition, except as amended by the conditions of approval.

2. The petitioner shall meet all development and building codes of the Village of Lombard and shall follow the provisions set forth within the Highlands of Lombard planned development approval.
3. The proposed freestanding sign shall be placed outside of any easement areas. The freestanding sign exterior shall be of a limestone/fieldstone material, consistent with the signage previously approved within the planned development. Moreover, the sign cabinets shall be designed in a manner that minimizes exterior light glare.
4. The wall signage approval shall only be for the four exterior "The Patio" signs as depicted on the exterior elevations. All wall signs on the proposed buildings must be of a channel letter design.
5. If in the event that the proposed restaurant is not developed concurrent with the proposed Highlands III development, the petitioner shall install requisite parking stalls and drive aisles to ensure full access and circulation around the proposed center.
6. The approved masonry materials for the building shall be:
 - a. Sioux City Brick – Cinnamon Ironspot
 - b. Yankee Hill – Light Red Small
 - c. Belden Brick – Modular 470-479 Medium
 - d. Fieldstone sample as submitted by the petitioner.

Any deviation from this material shall be subject to the review and approval by the Director of Community Development.

Respectfully,

VILLAGE OF LOMBARD

Donald F. Ryan
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission