

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Lot 1 – 600-690 E Butterfield Road

July 18, 2022

Title

PC 22-18

Petitioner

Hoffmann 600 Lombard LLC
2330 Hammond Drive Suite G
Schaumburg IL 60173

Property Owner

Hoffmann 600 Lombard LLC
2330 Hammond Drive Suite G
Schaumburg IL 60173

Property Location

600-690 E Butterfield Road
PIN: 06-29-200-056

Zoning

B3PD

Existing Land Use

Vacant

Comprehensive Plan

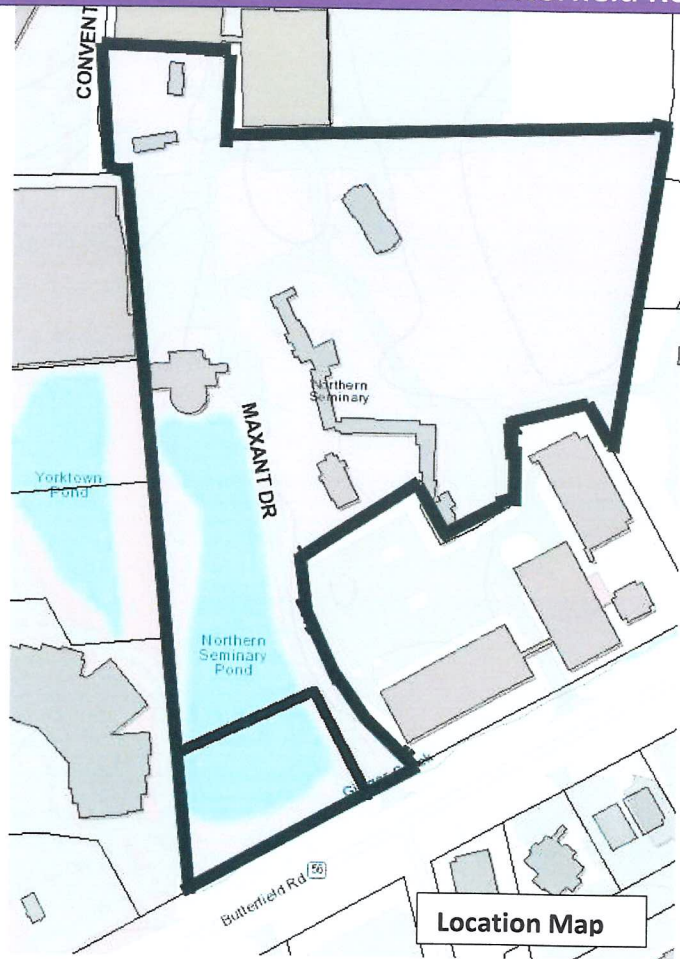
Mixed Commercial and Office

Approval Sought

Amended conditional uses and
additional variance

Prepared By

Jennifer Ganser, AICP
Assistant Director



Location Map

PROJECT DESCRIPTION

In 2020 (PC 20-13), the petitioner received zoning entitlements for Lot 1. Since then, the site plan has changed and a new public hearing is required. The petitioner is proposing a major change in the approved Planned Development to reflect a change in the relocation of the car wash building, a reduction of drive throughs (from two to one), and reduced perimeter lot landscaping. Lot 1 will still consist of a gas station, car wash, convenience market with restaurant and drive through, and associated parking.

Lot 1 is part of the former Northern Baptist Theological Seminary property. In 2020, (PC 20-12) the property received zoning entitlements for a master plan. The other lots are not part of this Plan Commission case. This includes future uses such as Golf Social and Moretti's, residential, a Village water tower, parking and existing wetlands.

PROJECT STATS

Lot & Bulk

Parcel Size: 3.4 acres

Submittals

1. Petition for a public hearing;
2. Response to Standards;
3. Petitioner's narrative and exhibit to portray major change, dated June 9, 2022;
4. ALTA/NSPS Title Survey, prepared by VLSI, dated 4/29/2020;
5. Lot 1 site plan, prepared by Caldwell Engineering Ltd., dated 6/8/2022;
6. Landscape plan, prepared by Gary R. Weber Associates, Inc.; and
7. KLOA memo dated 6/14/2022.

Approvals Required

The petitioner requests that the Village take the following actions on the subject property located within B3PD Community Shopping District Planned Development:

1. A major change to the Hoffmann Group Planned Development, pursuant to Section 155.504(A) of Village Code, and as established by Ordinance 7909 (PC 20-13), to provide for a change in the location of buildings by 10' or more.
2. An amendment to a previously granted conditional use, pursuant to Section 155.415(C) of Village Code to allow for one "drive through" for a car wash and one "drive through" for a fast-food restaurant, as opposed to the two restaurant drive throughs shown on the previous approved plan (PC 20-13).
3. A perimeter lot landscaping variance pursuant to Section 155.709 of Village Code from five feet (5') to zero feet (0') on the west side of the subject property due to a possible cross access easement with the property to the west and the car wash relocation.

EXISTING CONDITIONS

The property is owned by Hoffmann 500 Lombard LLC. The site is currently undergoing demolition work and all the buildings on the subject property have been razed.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division had the following comments regarding the PC 20-13:

1. The proposed underground perforated pipes functioning as storm detention cannot connect to the stone surrounding the fuel tanks at the proposed fuel station.
2. Additional comments may be forthcoming during permit review.
3. The Building Division does not have any new comments; however, an underground barrier needs to be in place between the gas station underground tanks and the underground detention. The gas station tanks will be permitted through the State Fire Marshal's Office and the gas station building through the Village of Lombard. As such, all plans/designs need to go through both agencies.

Fire Department:

The Fire Department had the following comments regarding the PC 20-13. They have no issues with the changes from PC 22-18.

1. Each Fire Department Connection shall be within 75 feet of a hydrant.
2. The overall property will need to make sure fire department turning radius of ladder tower will get to all buildings on the property.
3. The developer will need the proper permits from the State Fire Marshal for the tank installation.
4. Additional comments may be forthcoming during permit review.

INTER-DEPARTMENTAL REVIEW

Public Works:

The Department of Public Works has the following comments on the subject petition, which are unchanged from PC 20-13.

The proposed water mains and service lines to buildings and fire hydrants will require extensive revisions, which may be made by the design engineer as part of the building permit submittal. These are not anticipated to affect either the proposed plat nor the buildings layout/aesthetics.

1. Only one water main shall pass north-south through the development to effect a loop between the existing water mains at the northeast corner of the Westin Hotel and at Butterfield Road. There is no need to provide a second, isolated transmission water line, nor to make a second connection in Convention Way.
2. Water services to each building and each hydrant shall be legs, and not loops.
3. The water line(s) serving the buildings and hydrants on Lot 1 should be 8-inch diameter, unless otherwise calculated.
4. All existing water mains and fire hydrants on the subject property shall be replaced. No portion of existing water main may remain. This is particularly true on Lot 2.
5. Each Fire Department Connection shall be within 75 feet of a hydrant.
6. Delete the proposed water main stubs to Lot 4 since plans have not yet been provided for a development of that parcel.
7. Provide minimum 8-foot separation between the water transmission line and other underground utilities, including the service water main.
8. Denote the proposed transmission water line as 12-inch diameter and move the connection in Butterfield Road eastward in order to wholly remain east of the proposed service water main and eliminate the crossover of these mains, and turn the terminus into Lot 7 adjacent to (i.e. 8-feet away from) the transmission water line.
9. In redesigning the water main layout, note that Village standard for hydrant leg has been a maximum length of 150 feet. However, pending State (IEPA and IDPH) rules may shorten this to twenty feet or less.
10. Each hydrant shall be within 3 to 8 feet of the back of curb, per Village standard specification WATER 2.
11. All water main valve vaults shall be 60" diameter, per Village standard specification WATER 4.
12. Include a table of utility conflict elevations to verify a minimum of 18-inch vertical clearance and required water main protection.
13. A public sidewalk is required along Butterfield Road per Village Code §154.304. In lieu of being located within the State's right-of-way, it may be on private property if an easement is granted.
14. Village of Lombard standard general notes and standard specification details shall be used.
15. Additional comments will be provided upon receipt of revised utility plans.

Additionally, IDOT is planning to improve intersections with signal upgrades and crosswalks, and to offer to close sidewalk gaps with a local cost share. This work will be in addition to traffic monitoring, signal interconnections, dynamic message signs, CCTV cameras, and emergency vehicle preemption as part of their "Smart Corridor" program on Routes 56 and 64 through Lombard in FY 2020-2025. The public sidewalk required for the Golf Social Development should extend to meet the existing sidewalk at the RIRO driveway to the west.

Private Engineering Services (PES):

These are comments from PC 20-13.

1. Provide invert elevations for the storm sewer shown on the plans. Confirm that the ultimate outlet of the detention structure is feasible with the current design.
2. Provide a Stormwater submittal, can be submitted as a part of final engineering.
3. Village of Lombard Standards and Details shall be utilized in the plan set.
4. Additional comments will be provided at a later date and can be addressed as a part of final engineering.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

The petitioner proposes the following for Lot 1:

- Gas Station: 16 pumps with 32 stations (unchanged from 2020 submittal)
- Car Wash: 3,000 square feet (building moved)
- Convenience market and restaurant with drive through: 9,100 square feet (alternate layout/design)
- Associated parking

Access to Lot 1 would be from two curb cuts on Golf Social Way (formally Maxant Drive). A separate access point is proposed from the adjacent property to the west, which is currently occupied by the AMC Theatre.

	Zoning Districts	Land Use
North	OPD	Office Buildings at 701 and 747 E. 22 nd Street
South	O and OPD	Office Buildings (Waste Management) Along Butterfield Rd: Embassy Suites Hotel
East	B3PD	Fountain Square
West	B3PD	Target, Westin Hotel, Pond, AMC Movie Theatre

Lot 1 is the proposed southernmost lot of the former NBTS property, with frontage on Butterfield Road. The site is between Yorktown Mall/AMC Movie Theatre and an office building. Butterfield Road is a major commercial corridor and staff believes the proposed uses of a car wash, gas station, and convenience market would be compatible with the area. Numerous restaurants and retail are already located on Butterfield Road and the proposed uses fit the character of an auto-orientated commercial corridor.

2. Comprehensive Plan Compatibility

The proposed uses would be consistent with the designation of the property as Mixed-Use Commercial Uses.

3. Zoning Compatibility

The proposed uses operate as a small retail area. There may be cross-over stops from gas station to car wash to retail and restaurants. Many gas stations in and around Lombard operate with an associated car wash and/or convenience store. This will also take direct access from a major commercial road.

In analyzing the petition, staff finds the proposed uses will be compatible with nearby development and will not create negative impacts on neighboring properties.

The petitioner received zoning entitlements for Lot 1 as part of PC 20-13. As the site plan has changed, new approvals are required. The changes are as follows:

1. Redesigned vehicular access to the site to provide unified traffic flow.
2. Improvements shown to the intersection of Butterfield Road and Golf Social Way to accommodate anticipated traffic.
3. The two Lot 1 buildings previously shown have been removed and there is now one proposed larger building.
4. There are no longer two drive-throughs proposed; one drive-through is shown with

enhanced bypass and parking lanes.

5. The car wash building has been moved to be along the west property line.
6. Parking has been adjusted to utilize the available space in the new layout.
7. Available accessible spaces have been increased to meet ADA standards.
8. Cross-access to the west property is proposed for increased interconnectivity with the neighboring developments.

The following have not changed:

1. The number of fuel pumps and size of fuel canopy have remained per the PC 20-13 plan.
2. Proposed subdivided lot areas and limits (including revised Lot 1 and Golf Social Way)

4. *Signage*

Variances for freestanding signs were granted as part of PC 20-13. Consistent with PC 20-13, specific tenant wall signs have not been identified. Wall Signs will need to meet Code or apply for future zoning relief through the Site Plan Approval process with the Plan Commission.

5. *Traffic Report*

Lot 1 fronts Butterfield Rd which has three lanes in each direction, separated by a raised median. The speed limit is 45 miles per hour. There is a traffic light at Golf Social Way. The Village's traffic consultant, KLOA, has undertaken reviews of the plan in response to questions that were raised as part of PC 20-13 and subsequent plan submittals. A summary memo has been prepared as an attachment to this report.

FINDINGS & RECOMMENDATIONS

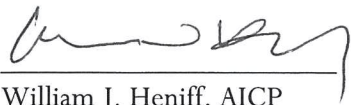
Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested planned development amendment, conditional use and variance for redevelopment in the B3PD District, and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 22-18:

Based on the submitted petition and the testimony presented, the proposed conditional uses, variances, and deviations do comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional uses, variances, and deviations is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 22-18, subject to the following conditions that were also conditions of approval in PC 20-13:

1. That the petitioner shall develop the site in accordance with amended plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. The petitioner shall address all comments in the KLOA traffic report and any such improvements located within the Butterfield Road right-of-way and the intersection approaches shall be subject to review and approval by the Illinois Department of Transportation (IDOT). Village staff and KLOA shall review any proposed changes as part of the final permit submittal effort.

Inter-Departmental Review Committee Report approved by:

A handwritten signature in black ink, appearing to read 'W. Heniff', is written over a horizontal line.

William J. Heniff, AICP
Director of Community Development

c. Petitioner