

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

130-144 E. St Charles Road

May 18, 2020

Title

PC 20-11

Petitioner

Mesa Properties, LLC
130 E. St. Charles Road
Lombard IL 60148
and the Village of Lombard

Property Owner

130, 136, and 140 – Mesa
Properties LLC
144 – Glenn & Verge Carter
8316 Purple Martin Ct
Bradenton FL 34202

Property Location

130-144 E. St. Charles Road
06-08-104-011, 06-08-104-
008, 06-08-104-009, and 06-
08-104-010

Zoning

B2 and B2PD – General
Neighborhood Shopping
District

Existing Land Use

Commercial building and
vacant land

Comprehensive Plan

Community Commercial

Approval Sought

Rezoning and conditional use

Prepared By

Jennifer Ganser, AICP



APPROVAL(S) REQUIRED

The petitioner requests the Village take the following actions for the properties at 130, 136, and 140 E. St. Charles Road:

1. Approve a map amendment (rezoning) from B2 General Neighborhood Shopping District to the B5A Downtown Perimeter District;
2. Approve an amendment to a conditional use for a planned development and as established by Ordinance 7194, pursuant to Section 155.419(C)(18) of Village Code, to add the properties at 136 and 140 E. St. Charles Road to the previously established planned development for the property at 130 E. St. Charles Road, and;
3. Approve a conditional use for maximum building height pursuant to Section 155.419(G)(2) of Village Code for thirty-six feet (36'), where thirty feet (30') is required to allow for an elevator and accessible roof; and associated with a proposed building to be located at 140 E. St. Charles Road.

Concurrent with this petition, the Village requests a companion map amendment (rezoning) from B2 General Neighborhood Shopping District to B5A Downtown Perimeter District for the property located at 144 E. St. Charles Road.

PROJECT STATS

Lot & Bulk

Parcel Size:	0.89 acres
Proposed	2,740 sq. ft.
Building Area:	proposed (gross)

Submittals

1. Petition for Public Hearing;
2. Response to Standards;
3. Plat of Survey, prepared by D.F.L.S., dated November 20, 2019;
4. Mesa Park Plat of Consolidation draft, prepared by Professional Land Surveying, Inc., dated January 20, 2020;
5. Site Plan, prepared by Jacob & Hefner Associates, dated March 16, 2020;
6. Roof Plan, prepared by Isaac Plum Architect LLC, dated March 16, 2020;
7. South and East Elevation, prepared by Isaac Plum Architect LLC, dated March 16, 2020.

PROJECT DESCRIPTION

The petitioner currently owns Mesa Electronics and recently bought the vacant land to the east at 136-140 E. St. Charles Road. They are seeking a rezoning of the properties. They propose to build an office building to the east, which needs a conditional use for height for an elevator.

The last parcel on the block is not under common ownership. The Village proposes to also rezone that property for consistency of the block. No development is proposed on that property.

EXISTING CONDITIONS

The property is at 130 E. St Charles Road is currently an office/retail building with Mesa Electronics, Mesa Home Video, and Lori's Antique Jewelry. The rest of the property is currently vacant land.

The property at 144 E. St. Charles Road formally had a dry cleaner on the site and the structure was razed in 2007. The site has been subject to environmental clean-up efforts and recently received a no further remediation letter (NFR). The asphalt surface is actually an environmental barrier and not a surface parking lot.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments. Should the petition be approved, additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has no comments. Should the petition be approved, additional comments may be forthcoming during permit review.

Public Works/Private Engineering Services:

The Department of Public Works/Private Engineering Services has the following comment on the subject petition. The one driveway apron that will not be reused shall be removed by replacing the existing depressed curb & gutter with raised curb & gutter to match adjacent, removing those two existing concrete ribbon curbs across the walkway, and raising the paver bricks to level the sidewalk to match adjacent. Public Works will supply the extra bricks necessary. Should the petition be approved, additional comments may be forthcoming during permit review.

Planning Services Division:
Surrounding Zoning & Land Use Compatibility

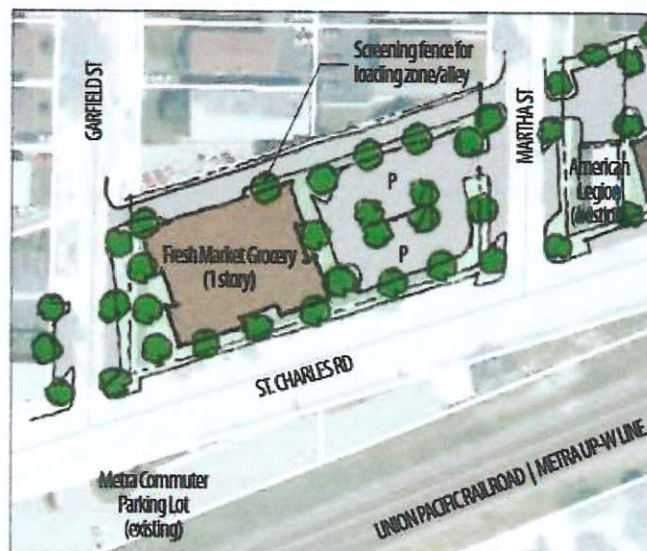
	Zoning Districts	Land Use
North	R6	Multi-family dwellings
South	B5PD	Metra Commuter Parking
East	B2	Commercial
West	B5	Commercial

The St. Charles Road corridor is improved with numerous retail and service businesses, almost all of which are more than forty years old and were constructed up to the front lot line. The proposed use of an additional office building is compatible with the surrounding commercial uses. Though the property abuts multiple family residential lots to the north, the site plan meets rear setbacks and provides the required transitional landscape yard.

The proposed building is shown to meet the setbacks of the B5A District per the Site Plan. The new building shows a zero-foot front and side (west) setback which holds the building line of 130 E. St. Charles. In the adjacent zoning district, B5, there are no setbacks. There are also no setbacks in the B5A District – the downtown perimeter. Though the property is currently B2, a rezoning/map amendment would make the zero-foot setback compliant with Code. Staff is seeking a rezoning/map amendment for the property at the east end of the block in order to rezone the entire block. The B5A zoning abuts the B5 downtown zoning to the south and west currently. This rezoning will allow downtown like development patterns on this block along St. Charles Road. No development is proposed for the property at 144 E. St. Charles Road at this time.

Comprehensive Plan Compatibility

The Comprehensive Plan recommends Community Commercial (commercial areas which provide services extending beyond daily living needs and includes comparison shopping goods). The proposed office building is consistent with the Comprehensive Plan's recommendation of community commercial uses for the site. The rezoning is also consistent with the Comprehensive Plan designation. The Downtown Lombard Redevelopment Guidebook, a component of the Comprehensive Plan, identified the site for a commercial use to the west (grocery use was opined), while the eastern portion of the site could be used for parking. See diagram:



Comparing the existing built environment with the proposed plan, the proposed plan is not inconsistent with the concept designs set forth within the Guidebook.

Zoning Compliance

The map amendment to rezone the whole block face from the existing B2 District to the B5A District is consistent with the Purpose Statement of the B5A Downtown Perimeter District (Section 155.419(A) of Village code which states that the district “is intended to be a transition the downtown and other commercial areas that accommodates all retail, service and specialty shops and necessary civic services characteristic of the traditional downtown area in a pedestrian environment, while recognizing compatible automotive land uses”. As a practical matter the B2 results in the subject properties being not in compliance with current regulations, as legal non-conforming structures, and the proposed map amendment would bring the subject properties into closer compliance with code and the Plan.

The proposed building site plan meets the bulk requirements of the B5A District, except for height. A conditional use is requested for the height of the building, due to an accessible roof deck and elevator. The conditional use is not for a full third story. Should the owner, or future owner, wish to add a third story in the future a new conditional use would need to be applied for. Trash will be behind the building, screened per Code. Parking meets Code. The building is brick veneer and fiber cement wall panels. Elevations are attached. Before a building permit will be issued, the petitioner will need to complete a Plat of Consolidation for 136-140 E. St. Charles Road. The plat will need to be recorded at DuPage County.

A conditional use is requested to add the lot at 136-140 E. St. Charles Rd to the existing Planned Development with 130 E. St. Charles Road (PC 16-05). These lots will share parking and have a cross access and cross park easement recorded against them.

Landscaping

The petitioner has noted landscaping on the site plan. As the property to the north is zoned residential, a transitional landscape yard is shown. A portion will remain asphalt, as the property had environmental contamination due to the former dry cleaner to the east.

Stormwater

The petitioner will follow the DuPage County Stormwater Ordinance and local Lombard amendments. Permeable pavers are proposed in the parking lot and drive aisle to help with stormwater concerns.

Sign Ordinance Compatibility

No signage is being proposed at this time and it is assumed any signage will meet Code. Should future signage need relief, the petitioner will have the option to apply with the Plan Commission.

SITE HISTORY

130 E. St. Charles Road, PC 16-05: Granted a conditional use for a planned development with two (2) fence variations.

FINDINGS & RECOMMENDATIONS

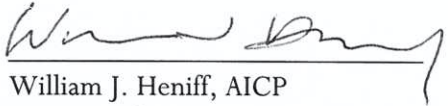
Staff finds the Inter-Departmental Review Committee has reviewed the standards for the conditional uses and rezoning/map amendment and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to the conditions of approval based on the above consideration. As such the Inter-Departmental Review Committee recommends that the Plan Commission make the

following motion recommending **approval** of the conditional uses and rezoning/map amendment associated with PC 20-11:

Based on the submitted petition and the testimony presented, the proposed conditional uses and rezoning/map amendment does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional uses and rezoning/map amendment 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 20-11, subject to the following conditions:

1. That the petitioner shall be required to apply for and receive building permits prior to construction;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. The building height conditional use shall be exclusively for a required elevator and its associated infrastructure, as depicted within the submitted plans made a part of the petition;
4. An administrative plat of consolidation for the 136 and 140 E. St. Charles Road lots will need to be submitted for approval by the Village, making the properties a single lot of record, prior to the issuance of a building permit; and
5. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the proposed building is not established by said date, this relief shall be deemed null and void.

Inter-Departmental Review Committee Report approved by:


William J. Heniff, AICP
Director of Community Development

c. Petitioner

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VIII. STANDARDS FOR MAP AMENDMENTS (REZONINGS) – 130-140 E. St. Charles Road

1. Compatibility with existing uses of property within the general area of the property in question;

The use of the properties will be compatible with those in the general area

2. Compatibility with the zoning classification of property within the general area of the property in question;

Rezoning to B5A would make the property compatible with the rest of the block, if approved. This allows the block as a whole to be more compatible with the adjacent downtown zoning.

3. The suitability of the property in question to the uses permitted under the existing zoning classification;

The property is suitable to the allowable uses in the B2 District

4. Consistency with the trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification;

B5A would allow the property to develop similar to the downtown development. This would allow for no setbacks and reduced parking by capitalizing on the downtown area and nearby Metra train. The current building at 130-134, which is to remain does not have side or front setbacks.

5. The compatibility of the surrounding property with the permitted uses listed in the proposed zoning classification;

The property is suitable to the allowable uses in the B5A District.

6. The objectives of the current Comprehensive Plan for the Village of Lombard and the impact of the proposed amendment of the said objectives;

The Comprehensive Plan designation of community commercial aligns with B5A and potential commercial development.

7. The suitability of the property in question for permitted uses listed in the proposed zoning classification.

B5A would allow the property to develop similar to the downtown development and be consistent with the buildings that currently exist on the properties in question.

IX. STANDARDS FOR PLANNED DEVELOPMENTS– 136-140 E. St. Charles Road

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;

The use of the properties will be compatible with the regulations of the district in which it is located.

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

The proposed development will be connected to Lombard's central sanitary sewer and potable water supply

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.

The dominant office/business use of the proposed planned development is consistent with the Comprehensive Plan of the Village for the area containing the subject site

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

The proposed office/business use of the planned development is consistent with the Zoning Ordinance and is in the public interest.

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.

- a. The proposed planned development will meet or exceed all code requirements and best practices for street safety.

- b. A cross axis & cross parking agreement will be authorized with the property at 130 E. St. Charles Rd. to relieve congestion on the village streets.

- c. No burden will be placed on any public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned development.

VII. STANDARDS FOR CONDITIONAL USES– 140 E. St. Charles Road

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;

The conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare in terms of establishment, maintenance, or operation. The conditional use will allow people with disabilities to access the anticipated occupiable roof via elevator.

2. That the conditional use 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;

The conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.

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;

The conditional use will not impede the normal and orderly development and improvement of the surrounding properties.

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

All public utilities, access roads, drainage and/or necessary facilities will be provided;

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;

All adequate measures for the development of the properties will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. The conditional use will have no impact on these measures.

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

The conditional use aligns with the objectives of the Comprehensive Plan for the Village of Lombard.

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.

With the exception of the conditional use for building height relief, all other aspects of the building will 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.