



**VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM**

MEETING DATE: October 10, 2018 *(continued from September 12, 2018)*
18-017

P/Z

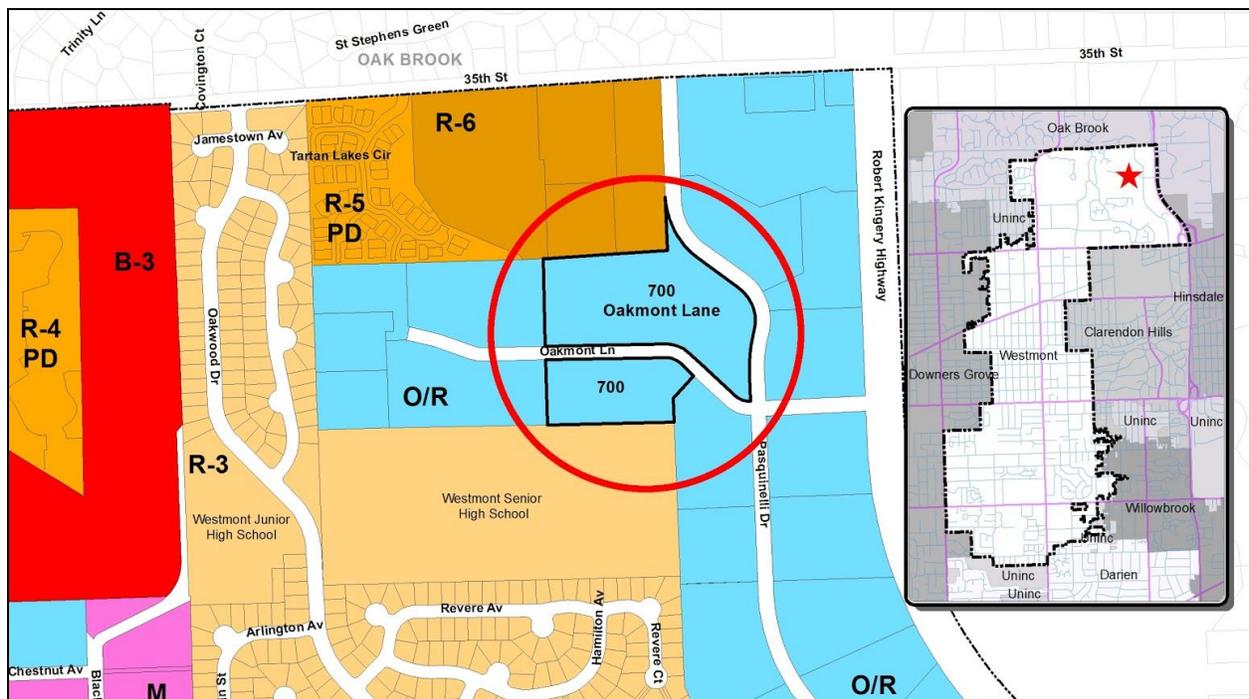
TITLE: Ryan Companies US Inc. regarding the properties located at 700 Oakmont Lane, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance request to allow parking within the front yard setback in the O/R Office/Research District.
- (B) Zoning Code Variance request to increase the maximum number of wall signs permitted in the O/R Office/Research District.
- (C) Site and Landscaping Plan approval.

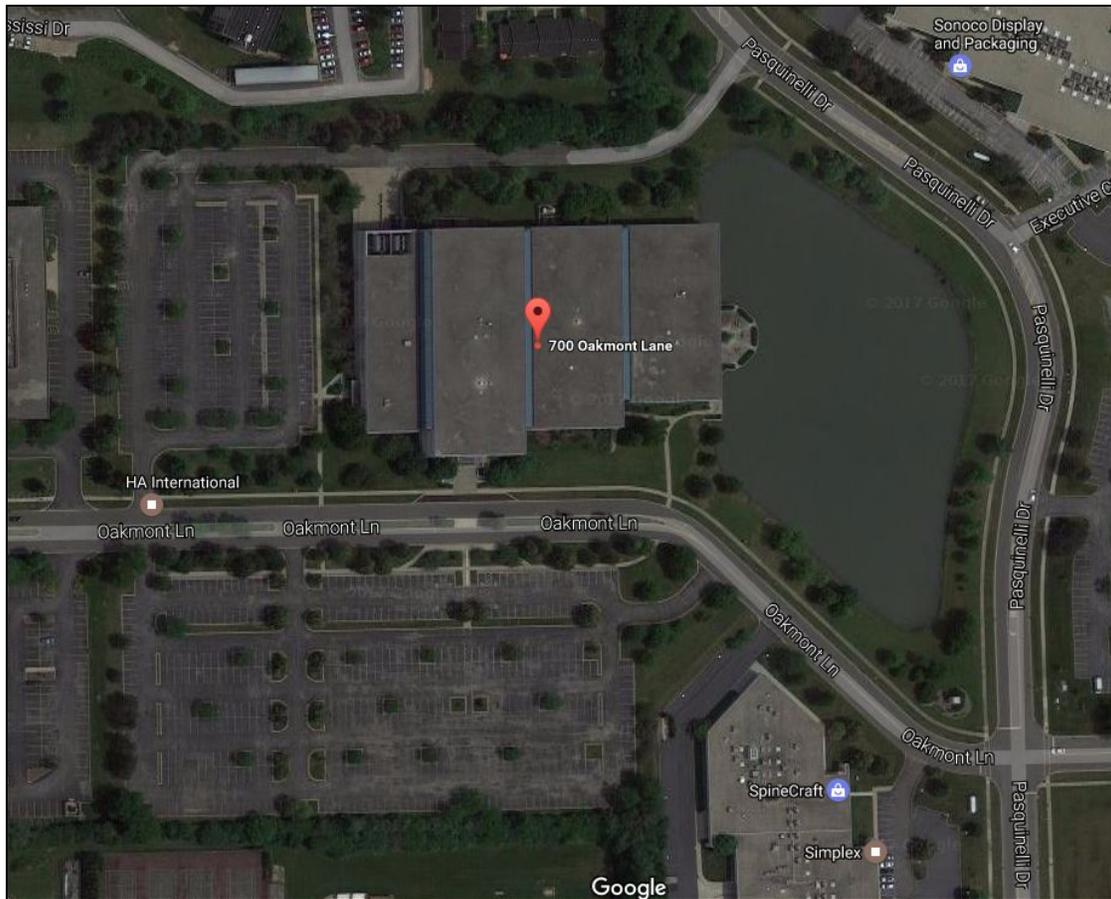
BACKGROUND OF ITEM

General Legal and Location:

The subject lots are located on Oakmont Lane, just west of Pasquinelli Drive. Divided by Oakmont Lane, the northern lot contains an existing 250,000 square foot building, detention pond, and parking lots, while the southern lot only contains a parking lot. Also known as Lots 1 and 2 in the Rockwell Subdivision of 1988, the parcels consist of approximately 770,980 square feet or 17.699 acres of land.



Zoning and Location Map - 700 Oakmont Lane



Aerial Map - 700 Oakmont Lane

Adjacent Zoning:

NORTH - R6 Special Residence District (Elderly Housing and Accessory Uses)

SOUTH - R-3 Single Family Detached Residence District

EAST - O/R Office/Research District

WEST - O/R Office/Research District

Neighborhood Characteristics:

The site consists of an existing, vacant office building and associated parking lots within a previously approved office park, located immediately east of Kingery Highway (Rt. 83). Other uses in the immediate vicinity include office, medical, restaurant, and the Westmont High School immediately to the south of the southernmost parking lot.

Petitioner Request:

Ryan Companies purchased the property at 700 Oakmont Lane in 2016 with the intent to redevelop the existing facility into a new, market Class A office building. Ryan is proposing to

demolish the interior and exterior of the building, and a portion of the structure. New exterior building elevations and interiors will be constructed, along with the creation of additional parking spaces and repaving/redesign of existing parking areas. The proposal also includes extensive changes to the existing landscaping on the northern parcel to allow for the expanded parking.

Precedent and History:

The Economic Development Committee has met with the petitioner on two (2) separate occasions to review preliminary architectural renderings and has provided support in both instances for the redevelopment of the site by Ryan Companies.

At the time of the preparation of this report, staff is researching the history of parking and sign variances for properties in this office/research park. Staff will provide this information prior to the Planning and Zoning Commission meeting.

ZONING ANALYSIS**Zoning and Comprehensive Plan Designations**

Ryan Companies has not identified specific users at this time. All future uses will be subject to O/R Office/Research District use standards as permitted in Section 8.08(A)(1) - Offices for administrative, business, executive, professional, research or similar organizations. General Office is considered a use-by-right and does not require any special use approvals or conditions.

Similarly, the Comprehensive Plan has designated this site as "Light Industrial/Business Park." The designation is appropriate and consistent with the other office uses located on both Oakmont Lane and Pasquinelli Drive.

Bulk and Development Standards

As proposed the development meets all the standards which apply to the district, including FAR, setbacks and height, with one (1) exception for parking. The petitioner requests a parking setback variance for the front yard facing Oakmont Lane, which is discussed later in this report.

A summary of the Bulk Standards provided below:

- ❑ Minimum lot area: 20,000 square feet - *actual ~771,000 square feet*
- ❑ Minimum lot width: 100 feet - *actual ~650 to 1,100 feet*
- ❑ Maximum floor area ratio: 0.80 - *actual ~.19*
- ❑ Maximum height of buildings and structures: 75 feet - *actual ~41 feet*
- ❑ Minimum yards:
 - ❑ Front yard and side yard adjoining a street: 30 feet - *actual ~38 feet (Oakmont Lane) and ~160 feet (Pasquinelli Drive)*
 - ❑ Interior side: 20 feet each - *actual ~150 feet*
 - ❑ Rear: 20 feet - *actual ~360 feet*

Parking Requirements

The proposed use is required to provide 524 parking spaces based on a total floor area of 144,000 square feet as calculated below:

Off-Street Parking Summary (Sec. 10.06(K)(10))

Business, professional and public administration or service office buildings: One parking space for each 275 square feet of floor area.

East Building: 55,000 square feet / 275	=	200 spaces required
West Building: 89,000 square feet / 275	=	<u>324 spaces required</u>
	=	524 total spaces required

Spaces Provided

North Lot (surface parking):	=	497 spaces
North Lot (underground garage parking):	=	160 spaces
South Lot (across Oakmont Lane):	=	<u>465 spaces</u>
	=	1122 spaces

Provided parking is well in excess of the required parking by 524 spaces. When looking at both the north lot and south lot independently, the north lot contains 657 spaces, or **a surplus of 133 spaces** for the two (2) proposed buildings. If and when the south lot is further developed, the reduction of parking spaces on the south lot should not adversely affect the required parking on the north lot.

The impact of the 133 additional spaces on the north lot will primarily result in the reduction of the landscape berm along the north property line which serves as a buffer to the senior residential uses. As proposed, the existing landscape berm will be reduced from a depth of approximately 35' to 25' at the eastern end, and from a depth of 65' to 25' at the western end of the site. As the Village landscape review reports (see attached) indicate, this results in a

substantial loss of mature landscaping and heritage trees.

Having considered the impact of the additional 133 spaces not required by Code, and with the large amount of parking provided in the lot to the south, staff recommends that the Planning and Zoning Commission consider "**landbanking**" the new parking proposed to be constructed along the north property line. The concept of landbanking has been used by other municipalities to provide a property owner with the ability to expand parking after project approval, but only if and when demand is established at sometime in the future. Expansion could occur in the future after administrative approval. Typically, a condition is added to the plan approval that provides the community development /planning director with the ability to administratively approve the construction of the new spaces upon the presentation of a parking utilization study that demonstrates the need for the additional spaces. In this particular instance, landbanking would save approximately 20' in depth of existing landscape buffer.

As part of the landbanking process, consideration should also be given to requiring the petitioner to install a solid fence along the north property line to enhance the screening of the expanded parking if and when the parking along the north lot line is constructed.

Variance Requests

Parking in the Front Yard Setback

The applicant is requesting a variance for a parking encroachment adjacent to Oakmont Lane on the north lot. This variance is needed to allow parking approximately 23.85 feet from the front property line adjacent to the street, as opposed to the required 30 foot setback.

The existing parking area is approximately 40 feet from the property line, and it is proposed to be expanded to the south another 16 feet to maximize the number of parking spaces. The spaces will be fully screened with diverse and dense landscape, including the addition of parkway trees in this location.

Staff notes that the request for this variation is not driven by the need to provide required parking on an otherwise small site, but is requested in order to maximize available parking. The applicant states that the Village standard for office parking is outdated, and current market demand for parking is much higher. Lack of parking is noted as a factor in this property's extended vacancy, although a significant amount of parking exists on the site the south.

Sec. 7.08. - Bulk and development standards in office/research District.

	<i>Minimum Yards: Front*</i>	<i>Requested Setback</i>
<i>C-1 District</i>	30'	23.85'
Variance Requested:		6.15' encroachment variance (21%)

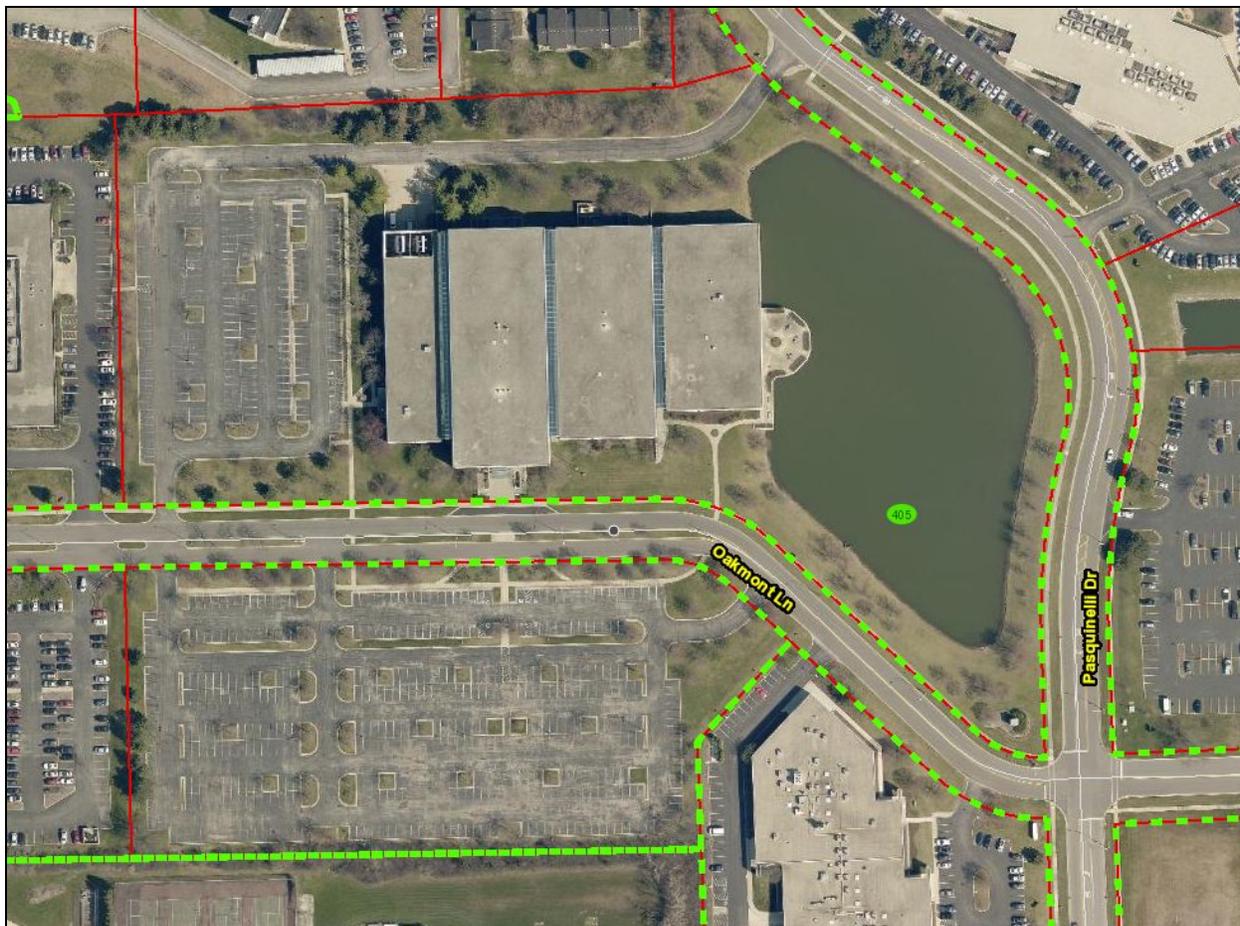
Maximum Number of Wall Signs Variance (West Building)

A business or building is typically permitted to have one wall sign that faces a primary street frontage. There are many exceptions in the Code that allow for additional signage, including for corner lots, interior parking lot frontages, and buildings intended to face away from the street.

The petitioner requests a variance to allow a third wall sign on the west building, as only two (2) signs are permitted. The additional wall sign would be installed on the east elevation of the westernmost building, which has exposure to Oakmont Lane, Pasquinelli Drive, and Route 83. This does not meet any of the sign exceptions previously mention, as it is not considered a second or alternate street frontage, and is located on the rear elevation of the west building. Staff supports the request as the street exposure on the west building elevation is a valid marketing and identification need. Further, Staff is mindful that the sign code cannot anticipate all conditions that are created from multi-lot or multi-building developments. Staff notes that even with the addition of the third sign, the petitioner could still comply with the overall allowance of the total square footage of signage for the building, which will be subsequently evaluated through the permitting process once final sign plans are submitted.

Sec. 11.07. - Signs - General Provisions

<i>Wall Signs</i>	<i>Maximum Number:</i>	<i>Requested Number</i>
11.07(A)(1)	2 signs	3 signs
Variance Requested:		1 sign (33.3% variance)



DuPage County Parcel Viewer Map - 700 Oakmont Lane

STAFF COMMENTS

All staff review comments have been attached for review, and a short summary of significant items is provided below. All comments can be addressed prior to final approval, if the requested variations and site plan are approved. Also attached is the response from Ryan Companies.

Engineering Synopsis - There are too many unknowns to provide a recommendation at this time. Additional information is needed pertaining to easements for a future village water tower on the High School site to the south, stormwater management, other easements, existing water services, and impervious area calculations.

Landscape/Forestry Synopsis - Petitioner to address heritage tree replacement requirements, addition of parkway trees, green roof planting plan, various BMP requirements for stormwater areas.

Fire Department Synopsis - no additional comments at this time.

SUMMARY

The petitioner requests a front yard parking variance, sign variance and site plan approval to redevelop the property at 700 Oakmont Lane for two (2) office buildings. Staff supports the sign and parking variation requests, and also recommends that consideration be given to requiring the petitioner to landbank the parking areas that are in excess of the Village Code, and comply with all other comments provided by Staff.

DOCUMENTS ATTACHED:

1. Publication notice appearing in the September 26, 2018 Westmont Suburban Life.
2. Petitioner Attachments
 - a. Planning and Zoning Development Application
 - b. Cover Letter, prepared by Ryan Companies, dated August 3, 2018
 - c. Findings of Fact, prepared by Ryan Companies, dated August 3, 2018
 - d. Site Improvement Plans, prepared by SpaceCo Inc., dated September 10, 2018
 - e. Plat of Easement, prepared by SpaceCo Inc., dated August 30, 2018
 - f. Plat of Vacation, prepared by SpaceCo Inc., dated August 30, 2018
 - g. Landscape Plan, prepared by Kimley Horn & Associates, dated September 12, 2018
 - h. Architectural Renderings / Elevations prepared by Wright Heerema Architects, dated September 14, 2018
 - i. Wall Sign Locations, prepared by SpaceCo Inc., dated September 10, 2018
 - j. Disposition of Comments, prepared by Ryan Companies, dated September 14, 2018
3. Staff Comments
 - a. Fire Prevention Bureau comments from Larry Kaufman dated August 10, 2018
 - b. Engineering comments from Village of Westmont Staff, Mike Todorovic and Noriel Noriega, dated August 28, 2018 and September 19, 2018
 - c. Engineering comments from Burns & McDonnell dated August 8, 2018, and September 28, 2018
 - d. Landscaping comments from consultant Gary R. Weber Associates, Inc. dated August 23, 2018 and September 27, 2018
4. Documents provided at Planning and Zoning meeting on October 10, 2018 (Revised October 17, 2018)
 - a. Release of Landscape Easement and Amended and Restated Landscape Easement Agreement prepared for Ryan Companies US, Inc. and Franciscan Tertiary Province of the Sacred Heart, Inc.
 - b. Landscaping Easement Exhibit, prepared by Kimley Horn