



**Zoning and Land Use Surrounding the Planned Development:**

- North: R2 Single-family Residence District; developed as single-family residences
- South: B3 Community Shopping District; developed as misc. retail businesses south of Roosevelt Road; developed as a White Castle fast-food restaurant at the southwest corner of the planned development
- East: O PD Office - Planned Development; developed as the National University of Health Sciences
- West: B3 Community Shopping District; developed as miscellaneous retail businesses (offices, gas station, convenience retail and fast-food restaurants)

**ANALYSIS**

**SUBMITTALS**

This report is based on the following documentation, which was filed with the Department of Community Development on February 24, 2005:

1. Petition for Public Hearing
2. Response to Standards
3. Sign Plan packet, prepared by Doyle Signs, dated March 2, 2005, consisting of:
  - a. A proposed freestanding sign along Roosevelt Road,
  - b. A proposed freestanding sign along Main Street with a shopping center identification cap, and
  - c. A proposed freestanding sign along Main Street without a shopping center identification cap

**DESCRIPTION**

In August, 2004, the Village received an application for a public hearing associated with a proposed Culver's fast-food restaurant, to be located within the Lombard Pines Shopping Center (PC 04-21). This petition was ultimately approved by the Village Board in September, 2004 (Ordinance 5538). One of the conditions of approval for the development was that the petitioner (i.e., shopping center owner) submit for review and approval a new freestanding shopping center identification (SCI) sign plan for the shopping center within six months from the date of approval of the Ordinance.

Since that time, the petitioner has developed a sign plan for Village consideration. The Roosevelt Road SCI sign meets the sign provisions established by the 1995 planned development approval. With respect to the Main Street SCI sign, the petitioner has developed two signs for

Plan Commission consideration. One alternative would meet the area requirements established within the initial planned development approval. The other plan would mirror the proposed Roosevelt Road sign and would incorporate an additional shopping center identification cap on the sign. However, as this cap would increase the height and square footage limitations established in the planned development, an amendment would be required. The signs will be placed in the same location as the existing SCI signs.

## **INTER-DEPARTMENTAL REVIEW COMMENTS**

### **ENGINEERING**

#### Private Engineering Services

Private Engineering Services does not have any comments on the petition.

#### Public Works

The Engineering Division of the Department of Public Works notes that the proposed sign location and any exiting utilities and easements shall be shown on the permit application. Permanent structures such as signs shall not be located within Village utility easements.

### **FIRE AND BUILDING**

The Fire Prevention Bureau and the Bureau of Inspectional Services does not have any comments on the petition.

### **PLANNING**

#### Compatibility with the Comprehensive 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. The proposed new signs are intended to be an overall site enhancement over the existing freestanding signs. Therefore, if the Plan Commission and the Village Board approve the proposed change, this development will meet the recommendations of the Comprehensive Plan.

#### Compatibility with Surrounding Land Uses

The site is surrounded by other retail commercial uses, both within the shopping center as well as along Main Street. Within the shopping center, Brown's Chicken has a fifty square foot free-standing sign and Culver's has recently erected a 117 square foot sign, which includes a 28 square foot automatic changeable copy sign (ACC), per the provisions of Ordinance 5538.

Compliance with the Zoning and Sign Ordinances

*Lombard Pines Planned Development Amendments*

Ordinance 2555, adopted September 23, 1982 (PC 82-8) established a planned development for the center. Subsequent amendments to the planned development addressed signage, site design elements, and building expansions.

With respect to the SCI signs, the owner agreed to erect new signage within two years from the date of approval of PC 04-21, Ordinance 5538. Accordingly, the shopping center owner has submitted new SCI signs for Plan Commission consideration. As the petitioner’s proposal for the Main Street sign is greater than the approved dimensions in both height and area, an amendment to the approved planned development will be required. Ordinances 2555, 4088 and 5538 established the following standards for the two SCI signs:

	Roosevelt Road SCI Sign		Main Street SCI Sign	
	Maximum Allowed	Proposed	Maximum Allowed	Proposed
Height	35 feet	35 feet	27 feet	27 or 35 feet
ACC	6’x16’ (96 sq. ft. total)	4’x10’ (40 sq. ft. total)	n/a	n/a
Sign Area	Supply available of at least 17’ x 30.5’ = 518.5 sq. ft.	SC Name = 70 sq. ft. Anchor box = 107.1 sq. ft. ACC box = 40 sq. ft. Tenant box = 50 sq. ft. (459 sq. ft. total)	Supply available of 150 sq. ft.	SC Name = 70 sq. ft. or zero Anchor box = 102.1 sq. ft. Tenant box = 50 sq. ft. (391 sq. ft. total –or– 157 sq. ft. total)

The Sign Ordinance states that the area of freestanding signs shall be calculated using the smallest rectangle that can wholly enclose the perimeter of all sign cabinets and/or modules. As the caps of both proposed signs extend seven feet beyond the anchor and tenant identification panels, the overall sign area calculation is much greater than the actual signable area proposed by the petitioner. Staff therefore suggests that a condition be added to restrict the anchor and tenant identification boxes to the dimensions shown on the submitted plans (205 sq. ft. for the Roosevelt Road sign and 157 sq. ft. for the Main Street sign).

The proposed Roosevelt Road sign is within the prescribed limits previously approved in Ordinances 2555 and 4088.

The petitioner has submitted two alternative proposals for the Main Street sign: one with a cap identical to the Roosevelt Road sign, and one with no cap. Although the cap pushes the sign over the previously approved height and area limits, staff feels that it is an appropriate addition that achieves compatibility with the Roosevelt Road sign as well as enhances its function as a shopping center identification sign.

The overall height of the Main Street sign could easily be brought closer to the 27-foot height limit by decreasing the distance between the tenant box and the ground. The existing sign has a clearance of seven feet, which allows the sign to be visible over any cars or vans that might be

parked in front of it. The new sign is proposed to have a 10-foot clearance, which could be reduced to bring down the overall height of the sign.

## **FINDINGS AND RECOMMENDATIONS**

Based on the above considerations, 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 petition does comply with the standards required by the Lombard Zoning and Sign Ordinances; and, therefore, I move that the Plan Commission adopt the findings included within the Inter-Departmental Group Report as the findings of the Lombard Plan Commission, and recommend to the Corporate Authorities **approval** of PC 05-07, subject to the following condition:

1. That Section 1, paragraph 5 of Ordinance 5538 adopted September 2, 2004 shall be amended to read in its entirety as follows:
  3. Signage
    - a. Shopping Center Identification Signs
      - 1) The shopping center signs shall be designed essentially in accordance with the sign plans prepared by Doyle Signs, dated March 2, 2005 and made a part of this request.
      - 2) The shopping center identification sign along Roosevelt Road shall not exceed 35 feet in height. The anchor and tenant identification portion of the Roosevelt Road sign shall be limited to 200 square feet in sign surface area. The shopping center identification sign shall not exceed 70 square feet in sign surface area.
      - 3) The shopping center identification sign on Main Street shall not exceed 30 feet in height. The anchor and tenant identification portion of the Main Street sign shall be limited to 157 square feet in sign surface area. The shopping center identification sign shall not exceed 70 square feet in sign surface area.
      - 4) Said signs shall be erected within eighteen (18) months of the date of approval of this Ordinance.

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Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Director of Community Development

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c: Petitioner

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## **Appendix I**

**Lombard Pines Shopping Center  
B3 PD Community Shopping District Planned Development  
Copies of adopted Ordinances 2555, 4088, & 5538**