

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Zoning Board of Appeals HEARING DATE: September 28, 2005

FROM: Department of Community PREPARED BY: Michelle Kulikowski
 Development Associate Planner

TITLE

ZBA 05-15; 1000-46 Rohlwing Rd.: The petitioner requests a variation to Section 153.507 (B) (11) (b) of the Lombard Sign Ordinance to allow a second wall sign where only one wall sign is permitted in the B3 Community Shopping District.

GENERAL INFORMATION

Petitioner: Chuck Zen
 Olympic Sign Company
 1130 N. Garfield
 Lombard, IL 60148

Relationship of Petitioner: Sign Contractor

Property Owner: Harlem Furniture
 1000-1046 Rohlwing Road
 Lombard, IL 60148

PROPERTY INFORMATION

Existing Zoning: B3 Community Shopping District

Existing Land Use: Furniture store within a shopping plaza

Size of Property: Approximately 192,927 Square Feet

Surrounding Zoning and Land Use (based upon the perimeter of the Northgate Shopping Center)

- North: Property within the Village of Addison zoned M4 Planned Office Research Industrial - developed as a mixed-use retail commercial/warehouse building
- South: OPD – Heron Point Office Planned Development improved as a hotel and office building; and R1 Single-Family Residence District - unimproved property

- East: R1 Single-Family Residence District - developed as a mix of single-family residences, contractor's yards and an automotive repair use
- West: B3 Community Shopping District - Interstate 355

ANALYSIS

SUBMITTALS

This report is based on the following documents, which were filed with the Department of Community Development on August 17, 2005.

1. Petition for Public Hearing
2. Response to the Standards for Variation
3. Plat of Survey, prepared by Glen D. Krisch Land Surveyor Inc., dated September 7, 1995
4. Proposed Signage package, prepared by Olympic Signs, dated August 4, 2005.

DESCRIPTION

The Harlem Furniture store has recently undergone interior renovations. The store now consists of a standard retail store on the second floor, accessed by a main entrance leading to an elevator, and a retail clearance center on the first floor, which can be accessed by a side entrance leading directly into the clearance center. Harlem Furniture currently has a one hundred thirty-five (135) square foot wall sign for the standard retail portion of the store. The petitioner is requesting a variation to allow a second wall sign, approximately sixty-four (64) square feet in size, for the clearance center portion of the store. As the Sign Ordinance allows for one wall sign per street frontage, a variation is required.

ENGINEERING

Private Engineering Services

From an engineering or construction perspective, PES has no comments.

Public Works Engineering

Public Works Engineering has no comments or changes.

FIRE AND BUILDING

The Fire Department/Bureau of Inspectional Services has no comments.

PLANNING

The Sign Ordinance permits one (1) sign per street frontage for businesses in the B3 Community Shopping District. In addition, the Sign Ordinance specifies the size requirements for wall signage based on the building setback from the nearest property line and the lineal front footage of the property. Harlem Furniture is setback over one thousand feet (1000') from the Rohlwing Road right-of-way. Lombard Zoning Code would allow a single wall sign up to four hundred (400) square feet in size because the setback is more than three hundred sixty feet (360'). The total square footage of the two proposed wall signs is only two hundred (200) square feet.

Staff finds that the signs are appropriate sized and are reasonably located on the building. The total surface area of the wall signage will meet the Sign Ordinance square footage requirements. Furthermore, staff can support the variation on the basis that Harlem Furniture is using two different marketing concepts with the clearance center and the standard retail store. The second wall sign will help identify the two marketing concepts and help direct customers to the appropriate entrances.

FINDINGS AND RECOMMENDATIONS

The Department of Community Development has determined that the information presented **has affirmed** the Standards for Variations for the requested variation. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Zoning Board of Appeals make the following motion recommending approval of the variation:

Based on the submitted petition and the testimony presented, the requested variation **does comply** with the Standards required for a variation by the Lombard Zoning Ordinance; and, therefore, I move that the Zoning Board of Appeals accept the findings on the Inter-Departmental Review Committee as the findings of the Zoning Board of Appeals and recommend to the Corporate Authorities **approval** of ZBA 05-15, subject to the following conditions:

1. The petition shall apply for and receive a building permit for the proposed signage.
2. The signage to be installed shall be essentially in accordance with the sign plan package prepared by Olympic Signs, dated August 4, 2005 and made a part of this petition.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

Zoning Board of Appeals

Re: ZBA 05-15

Page 4

DAH:MK

att-

c: Petitioner

H:\CD\WORDUSER\ZBA Cases\2005\ZBA 05-15\Report 05-15.doc