

## MEMORANDUM

**TO:** LOMBARD PLAN COMMISSION  
Donald F. Ryan, Chairperson

**FROM:** Nancy Hill, AICP  
Planner II

**DATE:** January 11, 1999

**SUBJECT: PC 98-44: 299 W. Roosevelt Road (Pizzeria Uno)**

At the December meeting, the Plan Commission continued the above referenced public hearing until the January 18, 1999 meeting. The Plan Commission directed the staff and Pizzeria Uno to explore the feasibility of subdividing the Sportmart property to create a separate lot for Pizzeria Uno and to investigate the possibility of Pizzeria Uno placing copy on the existing Sportmart multi-tenant sign. A copy of the staff report from the past meeting is attached for your reference.

Staff has looked at the feasibility of subdividing the Sportmart property to create a separate lot for Pizzeria Uno. Because the petitioner would have to request many variations to the Zoning Ordinance, and because Pizzeria Uno and the remainder of the Sportmart property were designed as a single site with regards to traffic flow, the staff would discourage Pizzeria Uno from subdividing the property.

At this time, Pizzeria Uno is discussing with Sportmart Plaza the possibility of placing a Pizzeria Uno sign on the multi-tenant sign, although the result is looking very grim. The existing multi-tenant sign has several panels for copy. The top two panels are used by Marshall's and Famous Footwear. There is one panel which is divided into four smaller panels. One of the four smaller panels is used by Fruitful Yield. Three smaller panels are still available, so there is space on the "multi-tenant" sign for the restaurant to place its sign. Apparently, Sportmart Plaza would like to reserve these three panels for tenants in the main shopping center building. Additionally, Sportmart Plaza cannot add more panels to the sign without a variation for the size of the sign, as it is already a nonconforming sign.

If Sportmart Plaza is not willing to allow Pizzeria Uno to place a sign on the multi-tenant sign, staff would still recommend allowing Pizzeria Uno a monument sign, as stated in the staff report. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

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Based on the submitted petition and the testimony presented, the proposal does comply with the standards required by the Lombard Sign Ordinance; and, therefore, I move that the Plan Commission recommend to the Corporate Authorities **approval** of the variation associated with PC 98-44 with the following conditions:

1. The proposed ground-mounted sign shall be a maximum of seven feet two inches (7'2") in height, not exceed 37.5 square feet in sign surface area, and meet all other requirements of the Lombard Sign Ordinance;
2. The sign shall be located in the parking lot landscape island in a manner that does not block a driver's view; and
3. Documentation of the location of the private watermain easement shall be provided during the sign permit process.

NH/jd

attachments: Staff report

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If the Plan Commission wishes to approve the request for the sign as proposed, the following motion could be made:

Based on the submitted petition and the testimony present, the proposal does comply with the standards required by the Lombard Sign Ordinance; and therefore, I move the Plan Commission recommend to the Corporate Authorities approval of the variation associated with PC 98-44 with the following conditions:

1. The sign shall be located in the parking lot landscape island in a manner that does not block a driver's view; and
2. Documentation of the location of the private watermain easement shall be provided during the sign permit process.