

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

105 – 129 E. ROOSEVELT ROAD AND 1210 – 1220 S. GARFIELD STREET

NOVEMBER 17, 2014

Title

PC 14-37

Petitioner

Jeff Sukowski
Famous Liquors Store
105 E. Roosevelt Rd.

Property Owner

Andrew Alex
West Properties, LLC
1121 W. Tamarack Dr.
Barrington, IL 60010

Property Location

105 – 129 E. Roosevelt Rd.
and 1210-1220 S. Garfield St.
(06-20-100-066; -067; -068;
-069 and -077)

Zoning

B4A Roosevelt Road

Existing Land Use

Shopping Center

Comprehensive Plan

Community Commercial

Approval Sought

Conditional use for a planned development and a deviation from the Sign Ordinance to allow for more than one wall sign for a tenant space.

Prepared by:

Tami Urish, Planner I



LOCATION MAP

PROJECT DESCRIPTION

The petitioner, Famous Liquors Store, is requesting a conditional use for a planned development and proposing to install two wall signs that total ninety-four (94) square feet. The tenant has ninety-four (94) lineal front feet of storefront. Therefore, the square footage of the proposed signage is allowed per code, but only one sign per interior tenant is permitted.

APPROVAL(S) REQUIRED

The petitioner requests conditional use approval for a planned development for the subject properties within the B4A Zoning District with a deviation from the Lombard Sign Ordinance Section 153.505(B)(19)(b)(ii)(a) to allow for more than one wall sign for a tenant space.

EXISTING CONDITIONS

The subject property is currently improved with a one-story building. The existing building was built over fifty years ago as part of a shopping center before the property was annexed into the Village in 1965. The existing building and associated parking lot sits on five separate parcels of property. The overall shopping center site has one-hundred and sixteen (116) parking spaces, four (4) of which are accessible. The parking supply is considered legal non-conforming since the parking lot configuration pre-dates when the property was annexed into the Village.

PROJECT STATS

Lot & Bulk

Property Size: approx. 122,700 sq. ft. (2.8 acres)
 Building Area: approx. 47,500 sq. ft.
 Lot Coverage: approx. 95%

Reqd Setbacks & Lot Dimensions – Existing (Proposed)

Front: 30' (93')
 Interior Side: 10' (0') (East)
 Interior Side: 10' (38') (West)
 Rear: 30' (38')
 Lot(s) Width: 150' (474')

Parking Spaces

Demand 190 spaces (6 ADA)
 Supply 116 spaces (4 ADA) - 5 spaces required

Submittals

1. Petition for Public Hearing;
2. Response to Standards for a Variation and Conditional Use for a Planned Development; and
3. Plat of Survey for western section of site, prepared by Cemcon, Ltd., dated May 3, 2002; and
4. Plat of Survey for eastern section of site, prepared by Cemcon Ltd., dated October 17, 2002; and
5. Sign Elevations, prepared by CN Sign & Awning and submitted September 29, 2014.

The site is bounded by the Roosevelt Road Corridor with residential properties to the south. Access is granted onto Roosevelt Road via two (2) ingress/egress points on the north side of the site and one (1) ingress/egress point through a cross access via Oxford Corner's parking lot. Access is granted onto Garfield Street via two (2) ingress/egress points on the northeast end of the site for customer parking with one (1) additional ingress/egress point at the southeast corner to access the rear of the building.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no issues or concerns regarding the project. A full review will be conducted during the building permit process.

Fire Department:

The Fire Department has no issues or concerns regarding the project.

Private Engineering Services (PES):

PES has no comment.

Public Works:

Public Works has no issues or concerns regarding the project.

Planning Services Division:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	B4PD	Lombard Pines Shopping Center
South	R3	Attached Single-Family Residential and Unincorporated DuPage Co.
East	B4A	Oxford Corners Shopping Center parking lot and Auto Repair (Jiffy Lube)
West	B4APD	V-Land Shopping Center

In consideration that the B4A Roosevelt Road Corridor District is intended to provide uses compatible and complimentary with adjacent uses, including nearby residential neighborhoods, staff finds that the planned development is complimentary to the surrounding land uses.

2. *Comprehensive Plan Compatibility*

The shopping center use is consistent with the Comprehensive Plan's recommendation of community commercial.

3. *Zoning & Sign Ordinance Compatibility*

The Planning Services Division notes that the request for the sign deviation is for additional wall signs per tenant space while maintaining the maximum allowable square footage of the total square footage of the signs to equal the lineal front footage of the tenant space. The proposed additional wall sign for each tenant space has resulted from the shopping center's recent renovations to the façade of the building. While the tenant spaces vary in size from twenty-five (25) lineal front footage to ninety-four (94) lineal front footage, the new façade is uniformly narrower than the previous façade design. The tenants with larger store frontages can divide the total square footage of signage afforded by their lineal front footage to achieve a better design aesthetic on a narrower façade

A deviation from Section 153.505(B)(19)(b)(ii)(a) to allow for more than one wall sign for a tenant space.

Over the past decade, a number of petitioners of strip centers along Roosevelt Road have requested a variance to allow for more than one wall sign per tenant space:

CASE NO.	DATE	ADDRESS	PC	BoT	Ordinance #
PC 11-25	2/17/2012	321-395 E. Roosevelt Rd.	Approval, 6-0	Approval, 4-1	6685
PC 11-12	6/3/2011	500 E. Roosevelt Rd.	Approval, 5-0	Approval, 6-0	6627
PC 10-14	10/7/2010	200 W. Roosevelt Rd.	Approval, 5-0	Approval, 6-0	6532
PC 10-12	9/16/2010	930 E. Roosevelt Rd.	Approval, 4-0	Approval, 6-0	6525
PC 07-05	12/6/2007	201-285 W. Roosevelt Rd.	Approval, 4-0	Approval, 6-0	6126
SPA 07-11	10/15/2007	491 E. Roosevelt Rd.	Approval, 5-0	Not applicable	Not applicable
SPA 07-02	11/19/2007	491 E. Roosevelt Rd.	Approval, 4-0	Not applicable	Not applicable
PC 04-08	4/1/2004	400 – 450 E. Roosevelt Rd.	Approval, 5-0	Approval, 5-0	5456

Staff can support the requested relief due to the consideration that the requested deviation is simply an appeal to aesthetic positioning of the signage since the maximum square footage total is to be maintained and past precedence along Roosevelt Road.

Conditional Use – Planned Development

Section 155.502 (D)(6) of the Zoning Ordinance encourages the use of planned developments that provide for a more efficient use of the site. Staff is supportive of the planned development request as it establishes a framework for review and consideration of subsequent activities or structures that could be developed in the future. The creation of the planned development will also allow for additional community input through the public hearing process for future improvements to the site.

SITE HISTORY

The existing multi-tenant building was constructed prior to 1965 and annexed into the Village in 1965.

ORDINANCE 1109

Ordinance 1109 approved the annexation of the subject property on June 28, 1965.

ZBA 06-18

ZBA 06-18 approved a variation to allow the existing approximately 252-square foot freestanding sign (advertising Famous Liquors) where a maximum area of 125 square feet is permitted in the B4 Corridor Commercial District in 2006.

FINDINGS & RECOMMENDATION

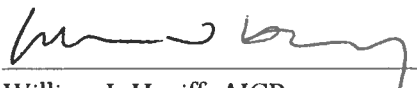
Staff finds that the proposed sign variance and planned development is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, Zoning Ordinance, and Sign Ordinance.

The Inter-Departmental Review Committee has reviewed the Standards for the conditional use and for a planned development and requested signage and finds that the petition **complies** with the standards established by the Village of Lombard Zoning and Sign Ordinances, and that granting the planned development and the signage relief is in the public interest. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 14-37:

Based on the submitted petition, accompanying signage plans and the testimony presented, the proposed signage **complies** with the standards established by the Lombard Zoning and Sign Ordinances, and that granting the signage relief is in the public interest and, therefore, I move that the Plan Commission accepts the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and **approve** PC 14-37, subject to the following conditions:

1. Any future signs, including this sign, involving the subject property shall apply for and receive a building permit.
2. The parking lot shall be configured so as to meet all Illinois Accessibility Code requirements, including but not limited to (a.) five (5) sixteen foot (16') wide parking spaces in total with either an eight foot (8') or five foot (5') wide diagonally striped access aisle; (b.) accessible parking on level pavement on the shortest route possible to an accessible entrance; and (c.) a U.S. Department of Transportation R7-8 (Reserved Parking) and an R7-1101 (\$250 Fine) sign must be permanently mounted in the center of the sixteen foot (16') wide accessible parking space and the signs shall be no more than five feet (5') from the front of the parking space and at minimum, the bottom of the R7-8 sign must be five feet (5') from the pavement; and

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development
c. Petitioner

STANDARDS FOR PLANNED DEVELOPMENTS

The following is an excerpt from the Lombard Zoning Ordinance. A detailed response to all of these standards should be provided for all requests for Planned Developments.

SECTION 155.508 (A) (B) (C) OF THE LOMBARD ZONING ORDINANCE

Except as provided below, no planned development shall be approved unless the Village Plan Commission and the Village Board find that the development meets the standards for conditional uses, and the standards set forth in this Section. Notwithstanding the foregoing, the Village Board may approve a planned development which does not comply with these standards or with the standards for conditional use, if the Board finds that the application of such standards, to the development being considered, would not be in the public interest.

A. General Standards

- 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 existing development was annexed in the Village in 1965 therefore would be considered legal non-conforming regarding the zoning provisions for the B4A Roosevelt Road Corridor District. In general the site is in compliance with the current zoning code with the exception of the parking supply and open space requirements.

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

The existing development is in compliance.

- 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 existing development is already in place and complies with the Comprehensive Plan as Community Commercial.

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

The existing development is already in place and the shopping center with retail and service uses are permitted within the B4A Roosevelt Road Corridor District.

- 5. That the streets have been designed to avoid:**

- a. Inconvenient or unsafe access to the planned development;**

The existing access to the shopping center is convenient and safe.

- b. Traffic congestion in the streets which adjoin the planned development;**

There is a signalized intersection located at Highland Avenue with access to 13th Street and then Garfield Street and a signalized intersection at Main Street with access to Oxford Corners Shopping Center for use of the cross access by motorists not wishing to utilize the Roosevelt Road access points which at certain times can experience traffic congestion.

- c. An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned development.**

No additional burden will be placed on the public parks, recreation areas, schools and other public facilities which serve the existing development.

STANDARDS FOR VARIATIONS

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards should be provided for all variations of the Lombard Zoning Ordinance and Lombard Sign Ordinance.

SECTION 155.103.C.7 OF THE LOMBARD ZONING ORDINANCE:

The regulations of this ordinance shall not be varied unless findings based on the evidence presented are made in each specific case that affirms each of the following standards:

- 1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.**

The physical surroundings of the property do not present a mere inconvenience. The desire to place wall signs in an aesthetically appealing manner is important to attract and provide for the needs of the consumer population.

- 2. The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other properties within the same zoning classification.**

The conditions of the property are unique in that most of the other shopping centers in the area have obtained approval of this similar request. The property was recently updated with a new façade that restricts the size of a wall sign that is allowed per code.

- 3. The purpose of the variation is not based primarily upon a desire to increase financial gain.**

There is no financial gain sought concerning this project.

- 4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.**

No person has created a difficulty or hardship that presently has an interest in the property.

- 5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.**

The proposed signage of additional wall signs per tenant space is comparable to many of the shopping centers located along Roosevelt Road.

- 6. The granting of the variation will not alter the essential character of the neighborhood; and, The essential character of the neighborhood will not be altered. The proposed signage of allowing additional wall signs is intended to compliment the new architectural features and improve the aesthetics of the shopping center.**

- 7. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.**

The proposed signage of additional wall signs per tenant space will not impact the above listed concerns due to the fact that the wall signs would occupy the shopping center's existing walls.

EXHIBIT B: PLAT OF SURVEY, EASTERN PORTION

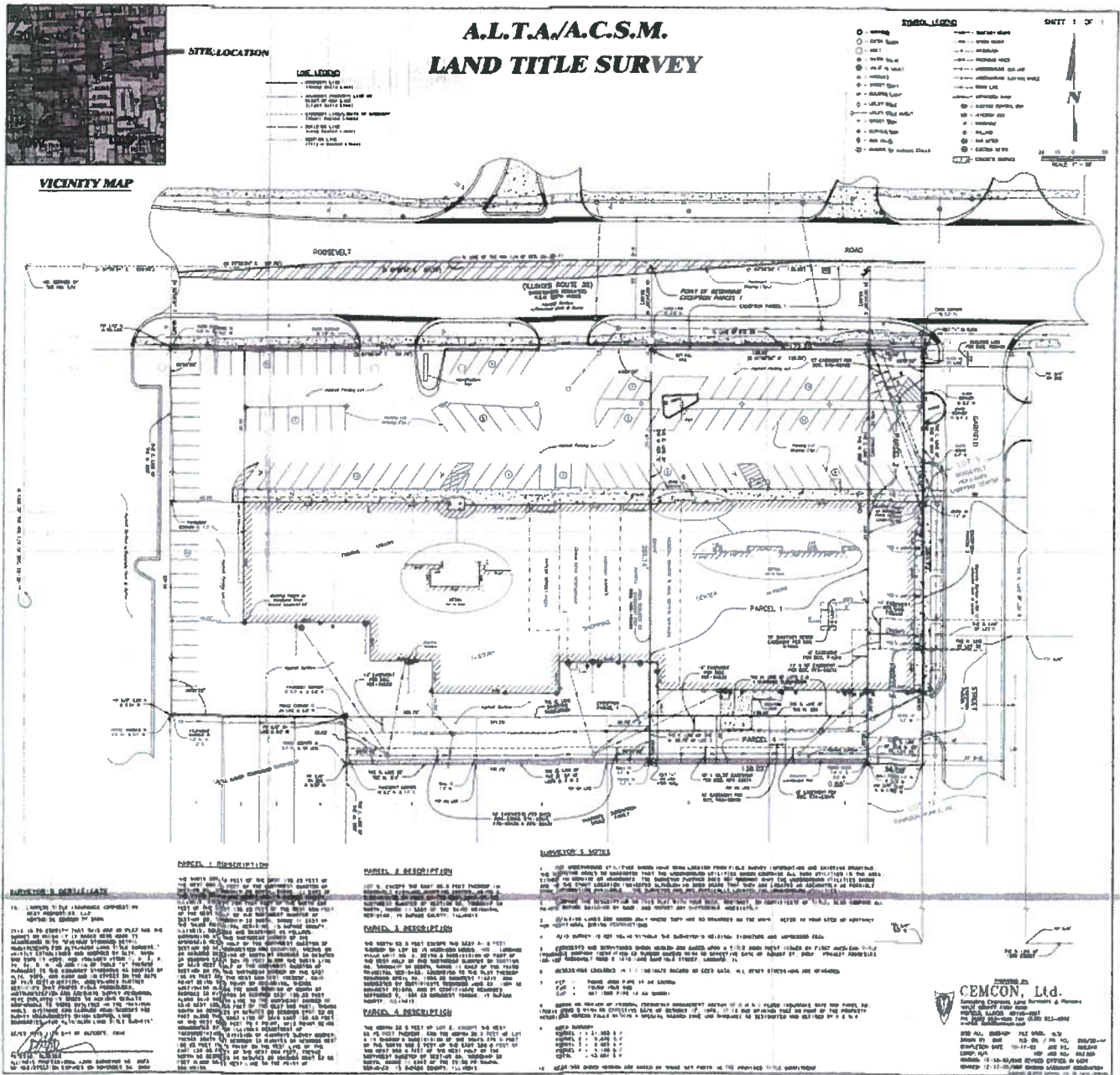
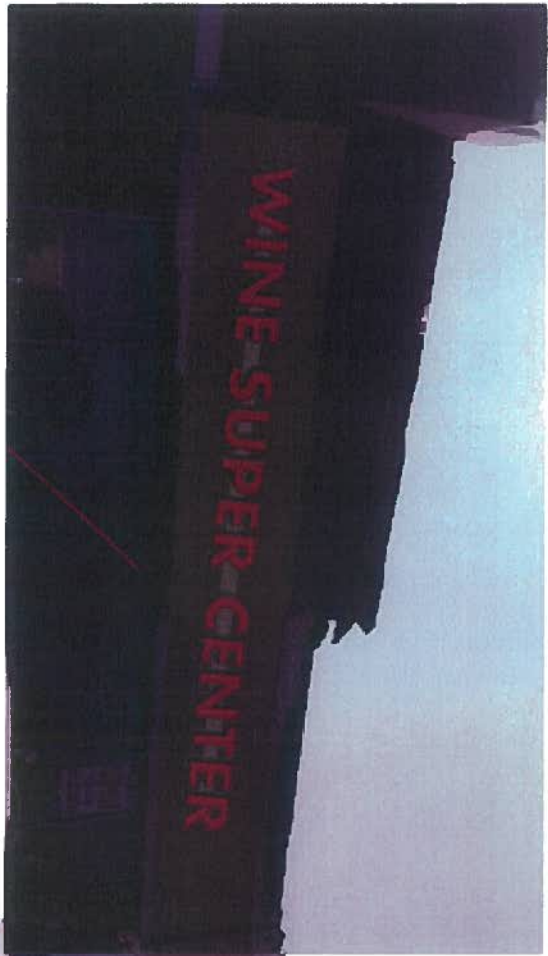


EXHIBIT C: SIGN EXAMPLE

SIGN B: Proposed



SIGN A: Installed



94' front facade of 94' square lot of proposed signage

