

September 26, 2022

Title

PC 22-24

Petitioner

Elevate Sign Group
1120 N. Ridge Avenue
Lombard, IL 6-148

Property Owner

Todd Gunderson
450 E. 22nd Street
Lombard, IL 60148

Zoning

B3PD – St. Regis Planned
Development

Existing Land Use

Office building

Comprehensive Plan

Office

Approval Sought

Approval of a major change to the St. Regis Planned Development to provide for the placement of a freestanding sign with automatic changeable copy panel.

Prepared By

Anna Papke, AICP
Senior Planner



LOCATION MAP

DESCRIPTION

The subject property is located in the St. Regis Planned Development, which was established in 1978 by Ordinance 2249. Per Ordinance 2249, signage in the planned development must comply with the O Office District signage requirements, though the underlying zoning in the planned development is B3. Further, freestanding signs in the St. Regis Planned Development are limited to the signs specifically identified. Ordinance 2249 has been amended several times to identify additional freestanding signs as properties within the planned development have developed or redeveloped.

There is currently a freestanding sign located at 450 E. 22nd Street, which was approved in 1999 by Ordinance 4596 (PC 99-02). Ordinance 4596 permits this sign to be a maximum of 40 square feet in sign surface area, and six feet tall. Ordinance 4596 also requires the sign to be located parallel to an existing retaining wall, and outside the 30-foot clear line of sight triangle at the intersection of 22nd Street and Fairfield Avenue.

The petitioner proposes to replace the existing sign cabinet with a sign cabinet of the same surface area and height as the existing sign. The new sign will be located in the same location as the current sign; the petitioner has confirmed they will mount the new sign cabinet on the existing sign foundation. The current sign sits at a 45-degree angle relative to 22nd Street and Fairfield Avenue, in front of a retaining wall and landscaped berm.

Project Details

Parcel size:	3.49 acres
Building size:	33,630 SF
Sign area:	38 SF
Sign height:	Six feet
ACC area:	16 SF

Submittals

1. Petition for public hearing, dated August 25, 2022;
2. Response to standards for variations, prepared by petitioner;
3. ALTA/NSPS land title survey, prepared by Jens K. Doe Professional Land Surveyors, P.C., dated August 13, 2021; and
4. Signage plans, prepared by Elevate Sign Group.

The proposed sign includes an automatic changeable copy (ACC) panel. Signs in the Office District and the St. Regis Planned Development are permitted to have ACC panels subject to the provisions of Section 153.210 of the Village Sign Ordinance. 153.210 permits ACC signs on properties that have frontage along a major or minor arterial roadway. 153.210 also requires that signs with ACC components be located perpendicular to the major or minor arterial roadway in question. 22nd Street is classified as a minor arterial road. However, the location of the sign at a 45-degree angle to 22nd Street does not meet the requirements of 153.210. Therefore, the petitioner is seeking additional zoning relief to allow for the ACC panel at a 45-degree angle to 22nd Street.

EXISTING CONDITIONS

The subject property is developed with an office building and surface parking lot.

APPROVAL(S) REQUIRED

The petitioner requests that the Village take the following action on the subject property located within the B3PD Planned Development (St. Regis Planned Development):

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the St. Regis Planned Development, as established by Ordinance No. 2249 and amended by Ordinance Nos. 4409, 4470, 4596, 7472, and 7587, in order to provide for the placement of a new (replacement) freestanding sign at the same location as a previously existing sign on the subject property, with the following deviations:
 - a. A deviation from Village Code Section 153.210(H) to allow an automatic changeable copy panel on a freestanding sign that is not perpendicular to a minor arterial road; and
 - b. A deviation from Village Code Section 153.208(B) to allow for a freestanding sign to be located in the clear line of sight area, where the new freestanding sign will utilize the foundation of a previously existing sign located in the clear line of sight area. *(Included in the public notice, but staff review confirms this relief is not necessary. See discussion below.)*

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has no comments on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

Private Engineering Services (PES):

PES has no comments on this petition. PES does recommend the petitioner be mindful of a private 8' water main located near the existing sign foundation. Additional comments may be forthcoming during permit review.

Public Works:

Public Works has the following comments. Additional comments may be forthcoming during permit review.

1. The footprint of a new sign should be placed no closer than five (5) feet to an existing private 8" water main, which is located immediately north of the sign.

[Planning staff note: Petitioner has stated they will use existing sign foundation to mount new sign cabinet. The location of the sign foundation will not change from its current location.]

Planning Services Division:

The Planning Services Division notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning	Land Use
North	R4PD	St. Regis Condos and Yorkbrook Condos
South	B3PD	TownePlace Suites
East	O	Office complex
West	B3PD	Office building

The property is an existing office building in an established office/commercial corridor. The proposed sign is consistent with the character of surrounding development.

2. Comprehensive Plan Compatibility

The Comprehensive Plan designates this property as suitable for office development. The proposed signage is consistent with the type of signs typically found in office districts.

3. Planned Development and Sign Ordinance Compatibility

Though the underlying zoning on the subject property is B3, the St. Regis Planned Development ordinances state that signage in the planned development shall comply with the O Office District requirements in the Lombard Sign Ordinance. Staff has reviewed the proposed freestanding sign against the Office District sign standards as well as the previous approval for a sign on the subject property, and notes the following:

- Ordinance 4596 granted approval for the existing sign on the subject property to be a maximum of 40 square feet in surface area and six feet in height. The proposed sign is consistent with the size and height allotments granted in Ordinance 4596.
- Signs in the O District must be set back at least 10 feet from all property lines. Per the plat of survey and measurements provided by the petitioner, the existing and proposed sign meets this requirement.
- Signs located along minor arterial roadways are permitted to have automatic changeable copy panels of up to 16 square feet. The ACC panel in the proposed sign is 16 square feet.

4. Request for additional signage deviations

- A. Deviation to allow an automatic changeable copy panel on a freestanding sign that is not perpendicular to a minor arterial road*

Sign Ordinance Section 153.210 requires sign faces with ACC panels to be located on a major or minor arterial road, with the sign face perpendicular to the major or minor arterial road. These requirements were adopted by the Village Board in 2014 as part of a comprehensive overhaul of the ACC signage requirements, which amended the Sign Ordinance to regulate ACC signs based on street corridors rather than zoning districts.

The proposed sign will make use of an existing sign foundation that was installed in 2000, prior to the adoption of the current standard requiring the ACC sign to be perpendicular to 22nd Street. The current sign foundation is located at approximately 45 degrees to the 22nd Street right-of-way, and sits at the top of a berm that rises from the 22nd Street/Fairfield Avenue intersection northwest toward the office building (Figure 1). Staff has reviewed the Plan Commission staff report and meeting minutes from PC 99-02, as well as subsequent permitting documents. All of these records indicate there was considerable discussion about the location of the current sign given unique site conditions, including grade changes, retaining walls, and underground utility placement. In light of these existing conditions, staff understands the petitioner's intention to install the new sign in the same location, using the same foundation, as the previously existing sign. Staff supports the requested deviation for the placement of the ACC sign at the 45-degree angle to 22nd Street.



Figure 1. View of sign from 22nd Street

- B. Deviation to allow a freestanding sign to be located in the clear line of sight area, where the new freestanding sign will utilize the foundation of a previously existing sign located in the clear line of sight area

Upon initial review, staff believed the existing sign was encroaching into the clear line of sight area located at the intersection of 22nd Street and Fairfield Avenue. However, further investigation indicates the sign is just outside the 30-foot clear line of sight area. Figure 2 shows the clear line of sight triangle, scaled to the plat of survey, with existing sign location shown. The new sign cabinet will utilize the existing sign foundation. Therefore, relief to allow the sign to encroach into the clear line of sight area is not necessary. Should the Plan Commission vote to approve the petition, staff recommends the approval include a condition affirming that the sign will remain outside the clear line of sight.

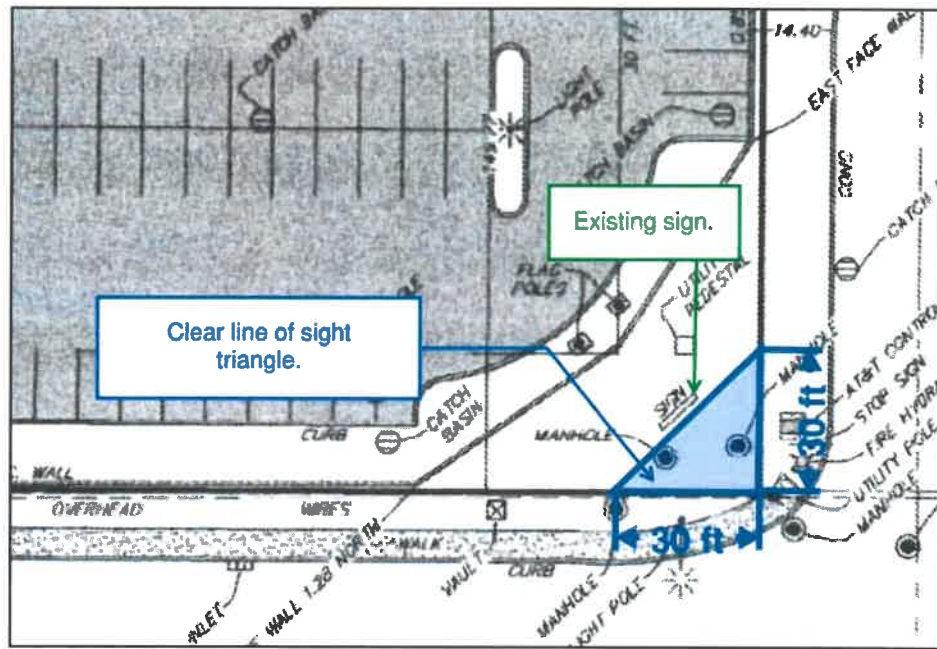


Figure 2. Clear line of sight triangle.

SITE HISTORY (SINCE CREATION OF ST. REGIS PLANNED DEVELOPMENT)

PC 78-29: St. Regis Planned Development with sign provisions established (Ordinance 2249).

Site Plan Approval, 1983: Site plan approval for an office building on the subject property.

PC 97-32: Amending Ordinance 2249 to allow two additional freestanding signs in the St. Regis Planned Development (Ordinance 4409).

PC 99-02: Amending Ordinance 2249 to allow a new freestanding sign at the corner of 22nd Street and Fairfield Avenue (Ordinance 4596).

PC 18-03: Amending Ordinance 2249 to allow a new freestanding sign at 2100 St. Regis Drive (Ordinance 7587).

FINDINGS & RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards for a major change to a planned development, as established by the Lombard Zoning Ordinance. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and testimony presented, the proposed major change to a planned development **complies** with the standards required by the Village of Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 22-24, subject to the following conditions:

1. That the petitioner shall develop the sign in substantial accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
2. That the sign shall remain outside of the 30-foot clear line of sight area at the intersection of 22nd Street and Fairfield Avenue;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
4. That the petitioner shall apply for and receive all required building permits prior to commencing any work on the site; and
5. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).



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

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