

June 19, 2017

Title

PC 17-22

Petitioner

St. Sebastian Oil Group
1 E. St. Charles Road
Lombard, IL 60148

Property Owner

Michael Scardino
25W579 W. Army Trail Rd.
Hanover Park, IL 60133

Property Location

1 E. St. Charles Road
(Trustee District #4)

Zoning

B5, Central Business District

Existing Land Use

Gas station

Comprehensive Plan

Community Commercial

Approval Sought

Freestanding sign height
variance

Prepared By

Tami Urish
Planner I



Location Map

PROJECT DESCRIPTION

The petitioner is requesting approval for a freestanding sign with a height of seventeen feet (17'). The petitioner intends on placing the sign at the northwest corner of the site (corner of Main Street and St. Charles Road). A previous freestanding sign was located at this corner prior to 1991.

APPROVAL(S) REQUIRED

The petitioner, St. Sebastian Oil Group, requests that the Village grant a variance from Section 153.506(A)(6)(c) to allow for a freestanding sign of seventeen feet (17') in height, where six feet (6') is allowed on the subject property located within the B5 Central Business District.

EXISTING CONDITIONS

The subject property is currently improved with a gas station, convenience center, and restaurant/donut shop. Ingress/egress points are located along both South Main Street and East St. Charles Road. The name of the business and fuel rate signs are currently displayed on the canopy of the gas station.

PROJECT STATS

Lot & Bulk

Parcel Size:	0.33 acres
	14,563 sq ft
Building Area:	1,927 sq ft
Sign Setback Requirement:	None

Submittals

1. Petition for Public Hearing;
2. Response to Standards;
3. Plat of Survey, dated 10/8/2003, Exhibit A
4. Proposed Sign Plan, prepared by Ahern Signs, dated 5/11/17, Exhibit B;
5. Proposed Sign Detail by Big Red Rooster Flow Process Management Company dated 5/1/17, Exhibit C.

Attachments prepared by Village staff:

Exhibit D - Site Plan

Exhibit E - Landscape Plan

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments. Additional comments may be forthcoming during the permit review.

Fire Department:

The Fire Department has no issues or concerns.

Private Engineering Services (PES):

PES has no comments.

Public Works:

The Department of Public Works has no comment on the subject petition.

Planning Services Division:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	B5	commercial
South	B5	Union Pacific Railroad
East	B5	commuter parking lot
West	B5	commercial

The B5 District constitutes the "downtown" core area of the Village and is intended to accommodate all retail, service and specialty shops which a gas station does. This property was a gas station and convenience store previously, but recently the owner/operator has changed.

2. Comprehensive Plan Compatibility

A gas station and convenience store are consistent with the Central Business District requirements.

3. Zoning & Sign Ordinance Compatibility

The petitioner proposes to install a new freestanding sign. A variance is needed for the height of the sign only. The total surface area of the freestanding sign will meet the Sign Ordinance square footage requirements and will not exceed twenty square feet in overall sign area. The fuel sign automatic changeable copy component will comprise two square feet of the overall sign. Due to the constraints of the area for a freestanding sign and the intensity of pedestrian traffic, staff found that a monument sign could impact the safety of the intersection. A sign supported by a narrow or pole style base would provide higher visibility of pedestrians utilizing the intersection of Main Street and St. Charles Road. A twelve foot

(12') high sight clearance is required under the sign therefore a vertically oriented sign of twenty square feet yields a height of seventeen feet (17').

Currently there is a freestanding sign on the site (see photo below). This sign would need to be removed if the proposed sign is approved. According to Section 153.506 (B) (6) (d) *Number: No more than one freestanding sign shall be maintained on any one parcel of property.* Current conditions maintain the fuel rate signs on the canopy of the fuel pumps. These fuel rate signs are proposed to be removed. Fuel rate signs of two square feet are proposed on the requested freestanding sign. The proposed canopy will therefore have the BP Helios signs only.

The corner of the gas station property is a very prominent location in the downtown. According to Section 153.506 (B)(6)(f) of the Sign Code, *Curbing: Any freestanding sign within three feet of a driveway, parking area, or maneuvering area shall be completely surrounded by a curbing that is not less than three feet from the outermost perimeter of the sign, and this area will be landscaped as approved by the Director.* A design recommendation for the site (area 9, please see Exhibit D) was prepared in 2009 in a report, Downtown Landscape Enhancement Recommendations.

Moreover, the proposed freestanding sign is consistent with other types of freestanding signs approved for gas stations in the Village (Mobil at Main Street and Madison Street; BP at Finley Road and 22nd Street). Therefore staff is supportive of this request. Additional comments may be forthcoming during the permit review.

HISTORY

Permit 13301 dated approximately 1964 and **permit 21318** dated approximately 1972 both refer to a sign but provide no further details.

Permit 34478 dated July 26, 1984 was for a face change only to the existing freestanding sign. The original sign may have been installed in 1972 or 1964.

Agreement dated January 26, 1987 between the Village of Lombard and Mr. Bartel completing the transfer of real estate as agreed in DuPage County Case No. 86ED8. The Village agreed to move the "Price Sign" from the northwest corner of the property being transferred to the northeast corner of the contiguous property (pictured to the right) in addition to moving lights, maintaining the drive widths.

Agreement dated November 11, 1990 between the Village of Lombard and Mr. Bartel amended the above agreement. The property owner, Mr. Bartel, entered into an agreement with the Village relative to the acquisition of additional right of way by the Village. Section 9 of the agreement noted that "Bartel and Suburban (West Suburban Bank Land Trust No. 3370) agree to permanently eliminate all free standing signs from the Property". In consideration of the acquisition and the removal of the free-standing sign, the



Northeast corner of subject property

Village committed to capital improvements (new streetlights and new curb cuts) and released funds in an escrow account.

ZBA 90-16

The petitioner, Bartel's Auto Depot, requested a sign variation to allow a thirty two square foot gasoline rate sign on the existing canopy to exceed the maximum size permitted of eighteen square feet. The petition was a result of the above agreement between the Village of Lombard and the property owner. The property owner agreed to allow the removal of all free-standing signs and to install the above described rate sign.

Ordinance 3352 granted approval of the variation to allow a thirty four square foot service station rate sign on the canopy with the condition of there shall be no freestanding signs on the subject property.

ZBA 03-06

The petitioner, Ahern Signs, requested approval of the following actions on the subject property:

1. A variation in maximum freestanding sign area from twenty (20) square feet to fifty (50) square feet.
2. A variation in maximum freestanding sign height from six (6) feet to eighteen (18) feet.
3. A variation from Section 153.506 (15) (c) of the Lombard Sign Ordinance to allow for more than one wall sign per street frontage exposure to be maintained on any one parcel of property.

Ordinance 5292 granted approval of item #3 only.

FINDINGS & RECOMMENDATIONS

Staff finds that the proposed sign 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 requested variance and finds that it **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Department Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 17-22.

Based on the submitted petition and the testimony presented, the proposed request for a variance does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting said request is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 17-22, subject to the following conditions:

1. The petitioner shall develop the site in accordance with the plans submitted as part of this request from Ahern Signs dated 5/11/17 and Red Rooster Flow dated 5/1/17;
2. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the sign is not installed by said date, this relief shall be deemed null and void;
4. The freestanding sign must be completely enclosed within the airspace of the petitioner's property and shall not project into the public owned right of way;

5. The petitioner shall install and maintain a landscaping area surrounding the freestanding sign in accordance with the Downtown Landscape Enhancement Recommendations;
6. All lighting must conform to the Village's photometric standards; and
7. The existing freestanding sign located in the northeast corner of the subject property shall be removed.

Inter-Departmental Review Committee Report approved by:



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

Response to Standards for a Variation – Prepared by the Petitioner

- 1) Due to the over pass to the south, visibility of location is obstructed to northbound traffic. Having a price sign on the corner of the lot would catch driver's eyes sooner and alert them of the location. On top of that, having the sign where it currently stands, higher and further off the street, may be harder for customers to find, leading to the potential for more accidents.
- 2) Gas stations are very unique when it comes to small businesses. They are the only form of business that posts their prices on a sign for everyone to see. Not to mention, a one cent difference in price can drive consumers from one location to another. Having said that, a price sign is much more of a need compared to, say a bank. There is also a unique agreement on this lot that was placed in 1987, long before price signs were prevalent in the gasoline industry.
- 3) Not only will this price sign help generate business, but it will also help to provide a much needed face lift to the corner of St Charles & Main. This has been an eye sore for quite some time. Adding a nice facelift, eye catching price sign and some landscaping to the base will tie this into the downtown area better than ever.
- 4) There is nothing anyone with any current affiliation to this property has done to create this hardship. This is due to the sign code.
- 5) Our request for this variation comes along with another height variance request as well. We are doing this to ensure that our price sign is high enough not obstruct the view of either drivers, or pedestrians. We stand alone on this corner so it will not block or harm any of the surrounding businesses.
- 6) The granting of this variation will actually improve the character of this neighborhood in my opinion. We are taking a run-down gas station and will conduct a "facelift" of the site. Thus improving this corner and tying it into the overall motif of the downtown area.
- 7) This variance will only effect this lot. The proposed sign will be built on property, and will have no ill effect on surrounding business, traffic, drainage, fire safety, public safety or negatively affect property values.

EXHIBIT B – Proposed Sign Plan



John D. Ahern Signs
SIGN COMPANY

Chicago • Indianapolis • Madison • Milwaukee
1257 S Harding Ave Chicago, IL
tel 773 294 0777 fax 773 294 1403
email john@ahernsigns.com
www.ahernsigns.com

PROJECT:

1 E ST CHARLES LOUDBARD
SIGN OPTION FOR SITE

CUSTOMER APPROVAL:

DATE 4/25/2017

AUTHORIZED SIGNATURE

REPRESENTATIVE

DRAWN BY

DATE

SCALE

SHEET NO. 1 of 1

WORK ORDER

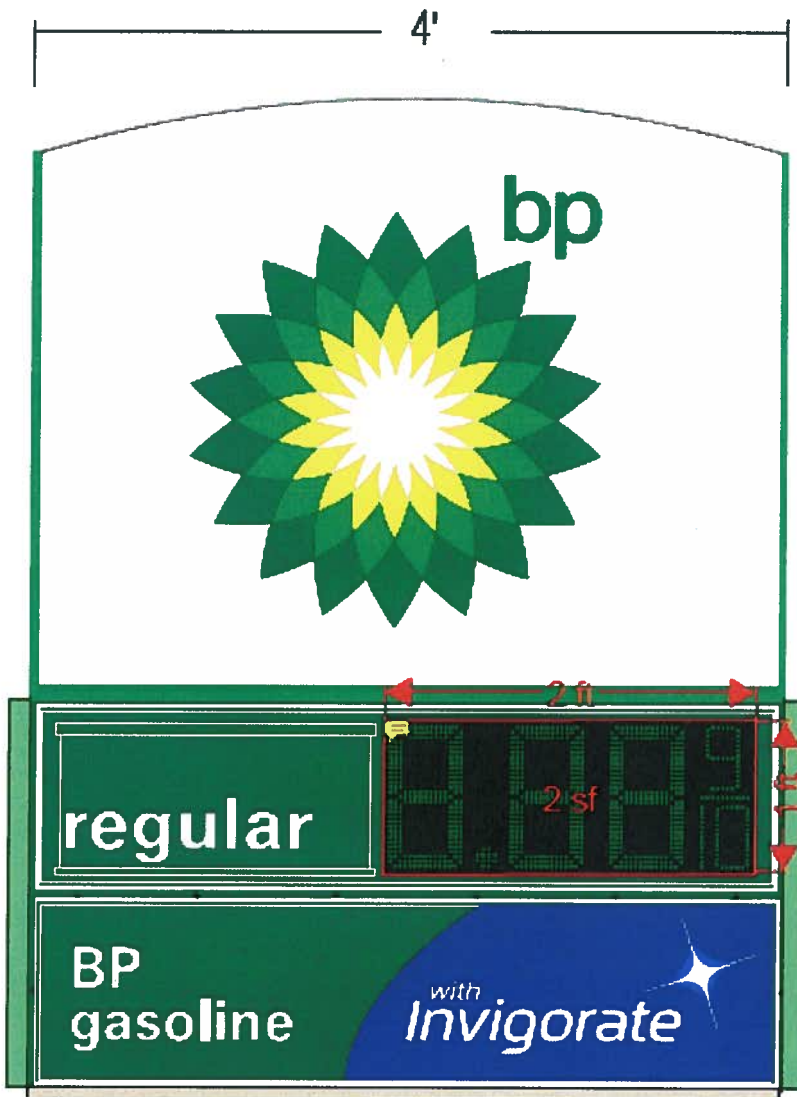
FILE NAME

REVISIONS:

1	
2	
3	
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5	
6	
7	
8	

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

EXHIBIT C – Proposed Sign Detail




 BIG RED ROOSTER FLOW <small>Manufacturing Co. 2000 Highway 1, 02000 T 407-520-0853 F 407-520-0854 010000000</small>	
project name	Proposed MID Rendering
drawing #	1640515
date	5/31/17
customer	BP
Description	
Notes	
created by	L. ARZANOY
revision # / date	ORIGINAL
scale	NA
sheet #	2 OF 2
<small>The drawings and specifications are the property of the client. They are to be used only for the project for which they are intended. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the client.</small>	

EXHIBIT E – Downtown Landscape Enhancement Recommendations, by Hitchcock Design Group, September 2009



Village of Lombard

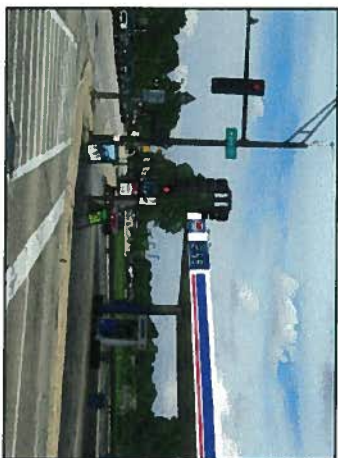
Marathon Gas Station

Lombard, Illinois

9

Landscape Enhancements

- Overseer:**
- Private Private
 - Part Material (see plant palette for a list of recommended plants)
 - Sun Shade Seasonal Evergreen Name
 - Shade Tree Ornamental Tree Shrubs Perennials Groundcover
- Cost:**
- \$7,700 - \$8,700
- Special Considerations:**
- Water plants until established, continue to monitor and water as needed
 - Protect landscape from pedestrian traffic
 - Maintain plants at appropriate heights within sight triangles
 - Coordinate landscape enhancements on private property with owner
 - Encourage property owners to maintain landscape on private property



Existing conditions

- Plant shrubs, perennials, and groundcover similar to Volunteer Plaza to create a strong gateway
- Remove pavement and install raised planter curb with ornamental fence at corner