

**VILLAGE OF LOMBARD
INTER-DEVELOPMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission

HEARING DATE: November 19, 2012

FROM: Department of Community
Development

PREPARED BY: Jennifer Henaghan, AICP
Senior Planner

TITLE

SPA 12-07ph: 717 E. Butterfield Road (Chick-fil-A): The petitioner requests site plan approval of deviations from Section 153.505(B)(5) to increase the maximum allowable freestanding sign area and height on property located within the OPD Office District, Homestead Village Planned Development.

GENERAL INFORMATION

Petitioner/Property Owner: Chick-fil-A, Inc.
5200 Buffington Rd
Atlanta, GA 30349

PROPERTY INFORMATION

Existing Zoning: OPD Office District – Homestead Village Planned
Development

Existing Land Use: Chick-fil-A restaurant

Size of Property: Approximately 1.27 acres

Comprehensive Plan: Recommends office land uses

SURROUNDING ZONING AND LAND USE

North: O Office District; developed as offices

South: OPD Office District Planned Development; developed as off-site parking

East: O Office District; developed as Benihana restaurant

West: OPD Office District Planned Development; developed as Embassy Suites

ANALYSIS

SUBMITTALS

This report is based on the following documents filed with the Department of Community Development:

1. Public Hearing Application.
2. Responses to Standards for Variations.
3. Plat of Survey prepared by Woolpert, Inc., dated February 24, 2011 and last revised March 12, 2012.
4. Site Plan prepared by Woolpert, Inc., dated April 11, 2011 and last revised February 8, 2012.
5. Signage Comparison prepared by Chick-fil-A, no date.

DESCRIPTION

Chick-fil-A was granted approval for a new restaurant along with related sign variations in 2011 as part of PC 11-09. The petitioner is proposing to replace the existing freestanding sign with a new larger freestanding sign. The new sign cabinet would be 70.78 sq. ft. and 12 feet above grade, where the existing cabinet was approved for 60 sq. ft. and 8 feet above grade.

INTER-DEPARTMENTAL REVIEW COMMENTS

PRIVATE ENGINEERING

The PES Division of the Community Development Department has no comments as the proposed sign is located outside of any vision triangles that would be required and they are not planning on changing the grading.

PUBLIC WORKS

The Engineering Division of the Public Works Department has no comments.

BUILDING DIVISION

The Building Division of the Community Development Department has no comments.

FIRE DEPARTMENT

The Fire Department has no issues or concerns.

PLANNING

Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends office land uses for the Homestead Village Planned Development. The existing restaurant use is consistent with this recommendation, as the

Comprehensive Plan does not exclude non-office uses within general office areas and the proposed restaurant use is complementary to the office uses that are dominant in the overall Butterfield Road/22nd Street corridor.

Compatibility with the Surrounding Land Uses

The subject property is compatible with the surrounding business uses. Restaurant uses are located along the Butterfield Road corridor, notably on the two properties immediately to the east of the subject property.

Compliance with the Zoning Ordinance and the Homestead Village Planned Development

The Homestead Village Planned Development was approved by the Village in 1998 and included conditional use approval for two hotels, a restaurant, and off-site parking. In 2004, the Plan Commission granted site plan approval for the DuPage Medical Group Surgical Center at 2725 Technology Drive in place of the hotel that was originally approved for that property. Approval for the Chick-fil-A restaurant was granted by Ordinance 6616 (per PC 11-09) and modified by Ordinance 6672 (per PC 12-01).

Proposed Sign Variations

The proposed sign would be four feet taller than the existing sign and 11 sq. ft. larger than what was originally approved (21 sq. ft. larger than what was actually constructed). The petitioner has stated that the additional height and area are necessary for the sign to have adequate visibility due to the low elevation of the sign location and an existing off-site berm that impairs sightlines. The requested relief would allow for better sign visibility, thereby giving motorists who wish to enter the site additional time to make traffic movements on Butterfield Road.



Staff finds that, given the unique topographic conditions and the speed and width of the adjacent roadway, the requested signage variations are appropriate at this location. Therefore staff

recommends approval of this petition as it has met the Standards for Variations as set forth in the petitioners' response to standards (attached).

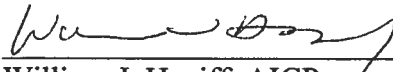
FINDINGS AND RECOMMENDATIONS

The Inter-Departmental Review Committee has reviewed the standards for variations for the requested signage and finds that the standards for variations have been met. As such, the Inter Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of SPA 12-07ph:

Based on the submitted petition, accompanying signage plans and the testimony presented, the proposed signage **complies** with the standards established by the Homestead Village Planned Development and the Lombard Zoning and Sign Ordinances, and that granting the signage relief enhances the planned development and 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 **approve** SPA 12-07ph, subject to the following conditions:

1. The petitioner shall develop the site in substantial conformance with the plans submitted as part of this petition.
2. The petitioner shall satisfactorily address all comments noted within the IDRC report.
3. All conditions approved by Ordinances 4497, 6616, and 6672 shall remain in full force and effect.

Inter-Departmental Review Group Report approved by:



William J. Heniff, AICP
Director of Community Development

c: Petitioner



Chick-fil-A, Inc.
5200 Buffington Road
Atlanta, Georgia 30349-2998
Telephone: 404 765-8000

October 30, 2012

Ms. Jennifer Henaghan
Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148

RE: Chick-fil-A - Plan Commission Submittal: Response to Standards for Variations

Dear Jennifer:

In accordance with SECTION 155.103.C.7 OF THE LOMBARD ZONING ORDINANCE, please accept our responses to the standards as noted below:

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.

Response: The current location of the existing Chick-fil-A monument sign on Butterfield Road was restricted by the existence of utility easements. The existing Chick-fil-A monument sign location is positioned at a low site elevation which could not be built up due to the proximity to the existing utility easements. Additionally, an existing off-site earth berm adjacent to the Chick-fil-A monument sign blocks customers view to the sign along Butterfield.

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 property within the same zoning classification.

Response: The topographic conditions, which are unique to this site, cause an obstacle for signage visibility at the Lombard Chick-fil-A. Increasing the height of the sign would improve the sign's visibility to oncoming traffic. The requested relief is consistent with recent Village approvals for signage deviations for similarly zoned properties along Butterfield road.

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

Response: The requested signage variations are for the purpose of allowing Chick-fil-A to efficiently operate the store in similar nature as like uses along the corridor.

Location Map

717 E Butterfield Rd

