

February 15, 2016

Title

SPA 16-01ph

Petitioner

Highland Pointe, LLC
c/o Hamilton Partners
1901 Butterfield Road
Downers Grove, IL 60515

Property Owner

Same

Property Location

333-377 E. Butterfield Road
(Trustee District #3)

Zoning

OPD, Office Planned
Development

Existing Land Use

Office

Comprehensive Plan

Office

Approval Sought

Site Plan Approval for
deviations to the Sign Code

Prepared By

Jennifer Ganser
Assistant Director



PROJECT DESCRIPTION

In order to provide additional signage to identify the owner and name of the development, the petitioner is requesting deviations for signage at 333-377 E. Butterfield Road. Wall Signage is proposed to be larger than Code allows, as well as additional freestanding signs that also deviate from the height and area of Code.

APPROVAL(S) REQUIRED

The petitioner, Highland Pointe, LLC requests that the Village grant:

1. A deviation from Section 153.503(B)(5)(b) for two (2) freestanding signs at eighty (80) square feet, where thirty (30) square feet is allowed;
2. A deviation from Section 153.503(B)(5)(c) for two (2) freestanding signs at fifteen (15) feet in height, where six (6) feet in height is allowed;
3. A deviation from Section 153.503(B)(5)(d) for two (2) freestanding signs along Butterfield Road, where one (1) is allowed;
4. A deviation from Section 153.503(B)(5)(f) for two (2) freestanding signs at a zero (0) foot setback, where ten (10) feet is allowed;
5. A deviation from Section 153.503(B)(12)(a) for the total sign surface area of all signs on a single façade to be two hundred (200) square feet, where one hundred (100) square feet is allowed on the north and south frontage of 333 E. Butterfield Road and on the north frontage of 377 E. Butterfield Road; and
6. A deviation from Section 153.503(B)(12)(a) for the total sign surface area of all signs on a single façade to be three hundred (300) square feet, where one hundred (100) square feet is allowed on the south frontage of 377 E. Butterfield Road.

PROJECT STATS

Lot & Bulk

Parcel Size 5.99 acres

Submittals

1. Petition for Public Hearing;
2. Response to Standards; and
3. Sign mock-up, prepared by Johnson Signs Co., undated.

EXISTING CONDITIONS

The subject property is currently improved with two office buildings, a parking garage, and a parking lot. The subject property borders three rights-of-way: Interstate 88, Butterfield Road, and Highland Avenue.

Currently, there are two (2) wall signs and one (1) freestanding sign. The freestanding sign is between the buildings and serves as a tenant sign for the business "aum". This sign was permitted in 2005 and meets Code. 333 E. Butterfield Road has one (1) wall sign on the north elevation with the logo and text "aum". A permit could not be located for this wall sign, but it is estimated at fifty (50) square feet. 377 E. Butterfield has one (1) wall sign on the south elevation with the text "SUNGARD". A permit was issued in 2006 and the sign is ninety-six (96) square feet, which meets Code.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments.

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 comments.

Planning Services Division:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	B3PD	Yorktown Mall
South	Downers Grove OR	I-88 and Office
East	O	Offices
West	Downers Grove B3	Retail

The subject property is zoned Office Planned Development. Staff finds the signage request compatible with the zoning district and surrounding commercial uses.

The property is adjacent to the Village of Downers Grove. Downers Grove allows buildings that abut tollways an increase in signage by right, whereas the Village of Lombard does not differentiate street location. Downers Grove allows for a monument (freestanding) sign of twenty (20) feet tall and two hundred and

twenty-five (225) square feet in area. Wall signage is based on the length of the wall, however buildings with four (4) or more stories are allowed additional signage. Staff finds that the signage request is consistent with the surrounding neighborhood. The buildings do not border any residential areas, so residents would not be affected.

2. Comprehensive Plan Compatibility

Staff finds that the Office designation anticipates some level of signage for such land uses. Staff finds that the request is generally compatible with the Comprehensive Plan.

3. Zoning and Sign Ordinance Compatibility

The property borders Interstate-88, Butterfield Road, and Highland Avenue. The petitioner is asking for signage relief to allow the signage to be more visible from the surrounding roads. The surrounding roads have higher speed limits; therefore a larger sign could be seen easier by a motorist. Also, the two (2) buildings draw people from the Chicago Metro area for employment, and everyone may not be familiar with the building locations. The buildings can be seen from the Highland Avenue exit on I-88, however a motorist needs to then turn east on Butterfield Road, pass the buildings, turn right on Fairfield Avenue, another quick right on the parallel frontage road, and then continue straight for 0.2 miles to enter the buildings. The route may not be obvious to someone arriving at the building for the first time, especially with an address on Butterfield Road. Similar to SPA 07-06ph, 70 Yorktown Shopping Center/Lombard Westin Hotel, the size and scale of the building is such that the signage relief will not appear excessive. The Westin Hotel received signage relief for the number and size of wall signs. Both properties are regional draws, and visitors may not be familiar with their location or entrances.

Two freestanding signs are proposed that exceed the height and area per Code, as well as need a setback deviation. There is one (1) current freestanding sign fronting Butterfield Rd, which would stay. There is a large separation from the buildings to Butterfield Road, as well as the rising exit ramp on I-88. These factors show the need for a taller freestanding sign and a reduced setback. Over time, IDOT has claimed rights to the land adjacent to the buildings. The green space, though not owned by the petitioner, can serve as a setback area to the passerby. Both proposed freestanding signs would be fifteen (15) feet tall and eighty (80) square feet. Deviations for wall signs are also proposed to allow visibility from the surrounding streets. The petitioner proposes to keep the existing wall signs.

The below charts summarizes the requests.

Wall Signs

Location	Sq. Ft. Allowed	Sq. Ft. Requested
333 building – north elevation	100	200
333 building – south elevation	100	200
377 building – north elevation	100	200
377 building – south elevation	100	300

Freestanding Signs

Location	Number Allowed	Number Requested	Sq. Ft. Allowed	Sq. Ft. Requested	Height Allowed	Height Requested	Setback Allowed	Setback Requested
Butterfield Road	1	2 (one sign is existing)	30	80	6'	15'	10'	0'
Highland Avenue	1	1	30	80	6'	15'	10'	0'

FINDINGS & RECOMMENDATIONS

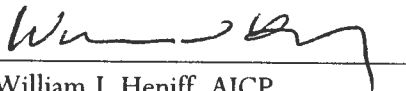
Staff finds the proposed deviations in SPA 16-01ph to be consistent with the objectives of the Sign Ordinance and Zoning Ordinance and the intent of the Comprehensive Plan in general.

The Inter-Departmental Review Committee has reviewed the standards for the deviation and finds that they **comply** with the standards established by the Village of Lombard Zoning and Sign 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 SPA 16-01ph.

Based on the submitted petition and the testimony presented, the requested deviations do comply with the standards required by the Village of Lombard Zoning and Sign 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 **approve** SPA 16-01ph, subject to the following conditions:

1. The petitioner shall develop the site in accordance with the plans prepared by Johnston Signs Co., undated, submitted as part of this request;
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 signage is not constructed by said date, this relief shall be deemed null and void; and
4. The petitioner shall apply for and receive a building permit for the proposed signage.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
 Director of Community Development

c. Petitioner

Variance Request for Lombard Sign Ordinance for Highland Point – 333 and 377 Butterfield Road, Lombard, IL.

- A. Increase wall signage area on the north and south side of each building so that the signage areas of the north and south side of the 333 building and the north side of the 377 building are maximum of 200 square feet each and that the signage area on the south side of the 377 building will be a maximum of 300 square feet.
- B. Increase the height of two double-sided monument signs to 16', and allow for signage area of 80 square feet per face. These signs are located; one at Butterfield Road, and one at Highland Avenue.
- C. Allow for a zero-foot set back from the property line along Butterfield Road and Highland Avenue for placement of the monument signs.

Section 155.103.C. OF THE LOMBARD ZONING ORDINACE:

Evidence to Affirm that Standards for Variance Are Met:

1. The unusually great separation, on the north side, of this property from Butterfield Road, and the rising exit ramp of I88 at the Highland exit, at the south side of this property, necessitates a taller monument sign for visibility by vehicular passengers. Essentially, the roadway at the perimeter of this property runs on a second story level. Reduced setback of the signage will also assist with visibility in this unusual situation. High speed of traffic on I88 and Butterfield Road requires larger signage for quick identification of buildings.
2. There is a unique situation with this property; IDOT has taken a 40' wide swath of property along Butterfield Road, essentially setting our signage back from Butterfield Road 40'. Also, there is a large (more than 40') landscape strip between the Highland Avenue street curb and the property line. This green area, in essence, fulfills the need of any further setback for our monument sign along Highland Avenue. The roadways on the north, south, and west side of these buildings converge in one of the western suburbs busiest intersections, requiring very fast

reading of building signage. A taller monument sign is necessary for tenants and visitors to easily locate the buildings in the midst of traffic.

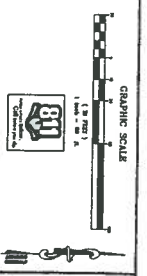
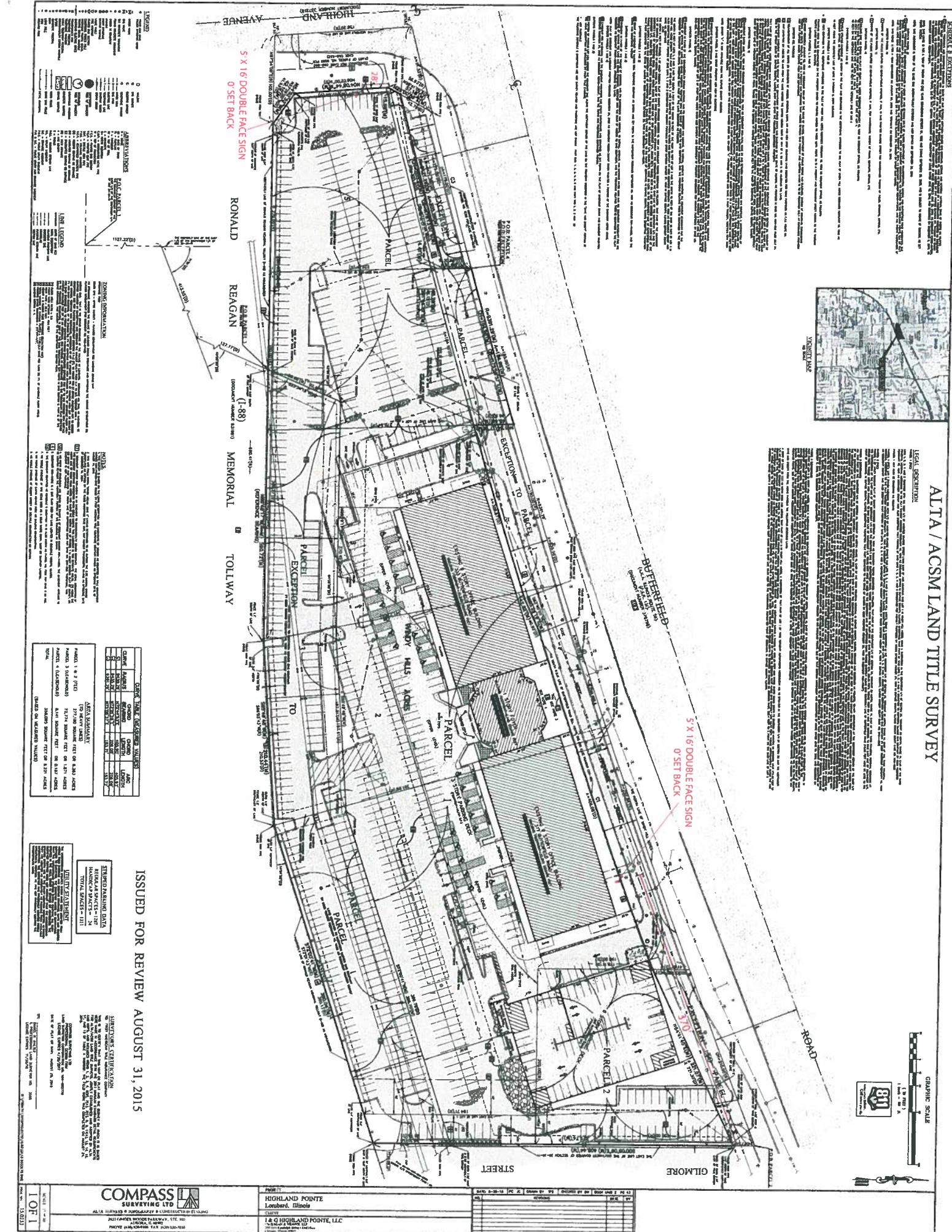
3. Safety and ease of access for important Lombard businesses are the reasons for request of signage variance.
4. The unique surrounding roadway situations are the cause of this request for signage variance, and has not been created by any person who has interest in the property.
5. Surrounding this property are the expressway, six lanes of Butterfield Road and ramps, and the Yorktown Shopping Center, with its own plethora of signage. Highland Point is isolated from any residential neighborhoods by these commercial properties and roadways.
6. The essential character of the neighborhood is strictly commercial development surrounded by highways and major arteries.
7. None of the elements of environmental concern, building shadow, congestion of public streets, drainage issues, fire issues, endangerment of public safety, impairment of property values are of any relevance to our requests as Highland Point is totally isolated from other properties etc. by I88, exit and entrance ramps, the multi-lane Butterfield Road, and Yorktown Shopping Center. In fact, our requests are to enhance ease of visibility and reduce traffic issues that may be caused by not knowing what the building name or address is.

ALTA / ACSM LAND TITLE SURVEY



LEGAL DESCRIPTION
The following is a legal description of the land shown on this survey, as shown on the attached plat of the same, and as shown on the attached plat of the same, and as shown on the attached plat of the same...

EXEMPT & EXCEPT
This survey is exempt from the provisions of the Illinois Land Survey Act, Chapter 120, Illinois Compiled Statutes (605 CS120), and the provisions of the Illinois Land Survey Act, Chapter 120, Illinois Compiled Statutes (605 CS120), and the provisions of the Illinois Land Survey Act, Chapter 120, Illinois Compiled Statutes (605 CS120)...



ISSUED FOR REVIEW AUGUST 31, 2015

Table with 4 columns: CURVE NAME, BEARING, DISTANCE, and AREA. It lists curve data for various points on the survey.

Table with 4 columns: AREA, PERCENTAGE, and TOTAL. It provides area calculations for different sections of the survey.

STANDARD BOUNDING DATA
NAD 83 STATE PLANE COORDINATE SYSTEM - ILLINOIS

UNIT CONVERSION
1 INCH = 20 FEET

STATIONING CONVENTION
Stationing is given in feet and inches from the beginning of the line.

GENERAL NOTES
This survey was made by the use of the following instruments and methods...



HIGHLAND POINTE
Landmark, Illinois
I & Q HIGHLAND POINTE, LLC

Table with columns for DATE, TIME, and other survey parameters. It contains specific data for this survey project.

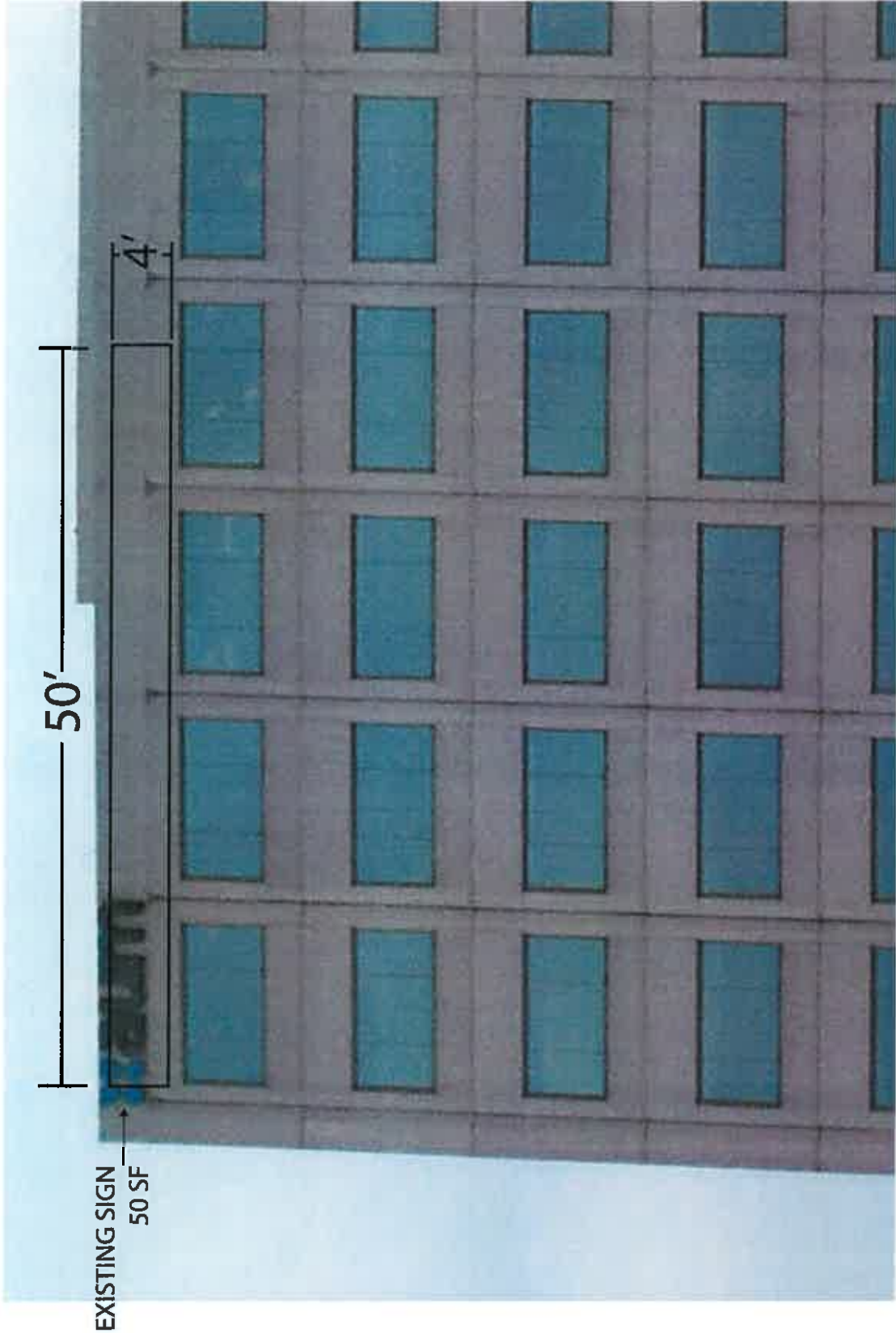
TOPI
10/1/15

333 NORTH ELEVATION



**FACADE ALLOWANCE: 200 SF FOR TENANT SIGN
(CURRENTLY USING 50 SF)**

333 NORTH ELEVATION



**FACADE ALLOWANCE: 200 SF FOR TENANT SIGN
(CURRENTLY USING 50 SF)**

333 SOUTH ELEVATION



FACADE ALLOWANCE: 200 SF FOR FUTURE TENANT SIGN

333 SOUTH ELEVATION DETAIL - TENANT



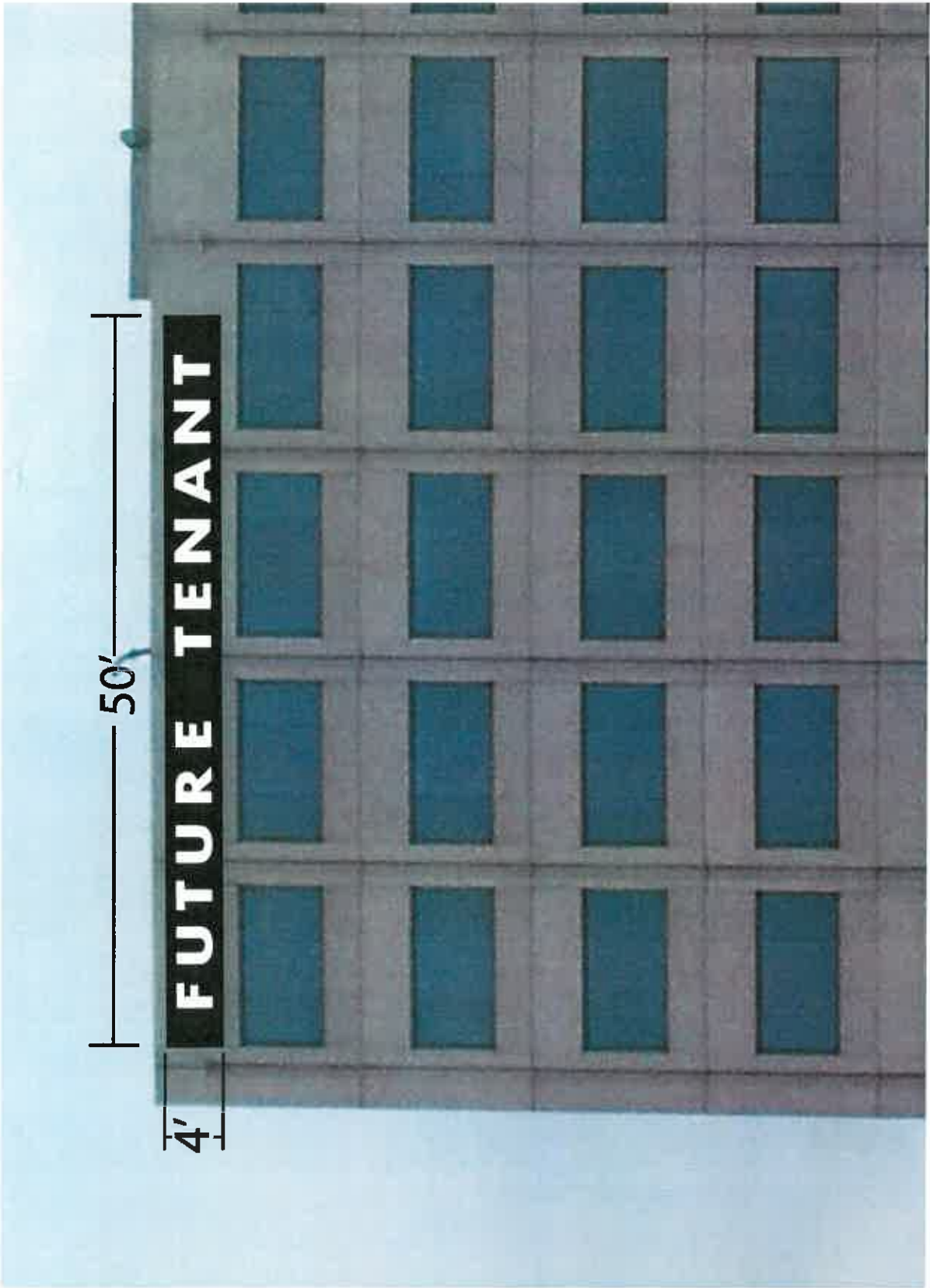
FACADE ALLOWANCE: 200 SF FOR FUTURE TENANT SIGN

377 NORTH ELEVATION



FACADE ALLOWANCE: 200 SF FOR FUTURE TENANT SIGN

377 NORTH ELEVATION DETAIL - TENANT



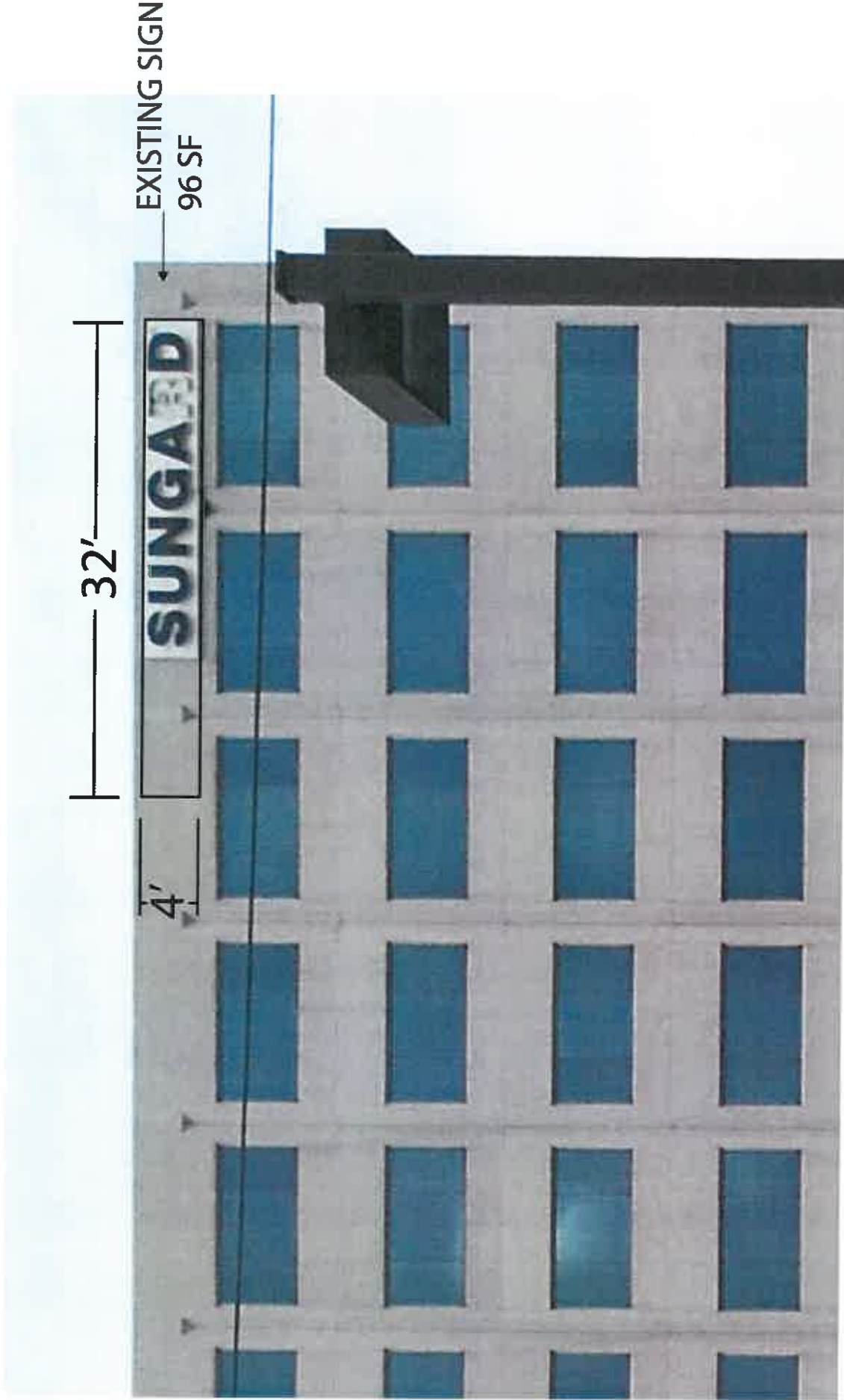
FACADE ALLOWANCE: 200 SF FOR FUTURE TENANT SIGN

377 SOUTH ELEVATION



**FACADE ALLOWANCE: 300 SF - GARAGE LETTERING 172 SF
= 128 REMAINING FOR TENANT SIGN (CURRENTLY USING 96 SF)**

377 SOUTH ELEVATION-TENANT DETAIL



**FACADE ALLOWANCE: 300 SF - GARAGE LETTERING 172 SF
= 128 REMAINING FOR TENANT SIGN (CURRENTLY USING 96 SF)**

377 SOUTH ELEVATION GARAGE



43'
4' HIGHLAND POINTE 35.25"

**FACADE ALLOWANCE: 300 SF - GARAGE LETTERING 172 SF
= 128 REMAINING FOR TENANT SIGN (CURRENTLY USING 96 SF)**