

April 7, 2005

Mr. William J. Mueller,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 05-07; 1103-1177 South Main Street and 150 East Roosevelt Road (Lombard Pines Shopping Center Planned Development)

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. Pursuant to Ordinance 5538, the petitioner, The Sackar Company, requests site plan approval of new shopping center identification (SCI) signs for the Lombard Pines Planned Development, located within the B3PD Community Shopping District, Planned Development. For the Main Street pylon sign, this petition also requests amendments to Ordinances 2555, 4088 and 5538 and deviations from Section 153.234 (D) of the Lombard Sign Ordinance, as follows:

- a. Allow for a SCI sign to be up to thirty-three feet (33') in height, whereby twenty-seven feet (27') is the maximum sign height is allowed, and
- b. Allow for an increase in overall copy area for a SCI sign of up to two-hundred forty-five (245) square feet, where a maximum one-hundred fifty (150) square feet is allowed by Ordinance 2555.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on March 21, 2005. David Sackar, 1140 W. Cornelia, Chicago, on behalf of Lombard Pines Shopping Center, presented the petition. Mr. Sackar indicated that as a condition of approval associated with the Culver's Restaurant they agreed to submit new shopping identification sign plans within six months. He stated that they have solicited design options and are now prepared to award contracts. Mr. Sackar stated that on Roosevelt Road they have proposed to replace the existing sign with a new tenant identification sign, which will conform to the Village's sign regulations. On Main Street they are seeking an allowance of six feet to include the same type of identification sign that is on the Roosevelt Road pylon.

April 7, 2005

PC 05-07

Page 2

Chairperson Ryan then opened the meeting for public comment. There was no one to speak for or against this petition. He then requested the staff report.

William Heniff, Senior Planner, presented the staff report. A condition of approval of Ordinance 5538 was a requirement to submit new shopping center signs for Plan Commission site plan approval within six months. The petitioner is now submitting the plans. The first submitted plan is the Roosevelt Road sign plan. The petitioner proposes to remove the existing pylon sign and install the new sign at the exact same location. He noted that the outline of the existing sign is depicted by the dashed lines on the plan, but the existing sign also has extensions for the manual copy board, the shopping center name and the pine tree embellishment. The new sign has a defined shopping center name area, main anchor signs, automatic changeable copy sign and secondary tenant signs. He mentioned the previous 1995 approval and the proposed sign is within the parameters granted to the property.

Referencing the Main Street sign, Mr. Heniff indicated that previous approvals capped the sign height at 27 feet and the sign area at 150 square feet. Staff requested that the petitioner provide two alternative proposals for the consideration - one with a cap identical to the Roosevelt Road sign and one with no cap. He began with the third plan and indicated that it meets code requirements. Referring to the second plan he referenced the additional height and area. Staff thought that the Main Street sign with the Lombard Pines name on top provides compatibility.

The new sign is proposed to have a 10-foot clearance, which could be reduced to bring down the overall height of the sign. Mr. Heniff indicated that staff visited the site and believes the height of the sign could be lowered by three feet as the existing sign has a clearance of seven feet which still allows the sign to be visible over any vehicles that might be parked in front of it. Lastly, staff recommends approval of the petition with the condition outlined in the staff report.

Chairperson Ryan then opened the meeting for discussion among the Plan Commission members.

Commissioner Burke asked for clarification of staff regarding the recommendation that they approve the 30-foot sign. What would be the height of the base of the sign to grade. Mr. Heniff answered 7 feet.

Commissioner Burke asked if staff could provide some insight as to the other changeable copy signs that the Commissioners recommended denial on like CVS Pharmacy. Mr. Heniff answered that this one is 40 square feet and in 1995 the Board of Trustees approved 96 square feet. They are preapproved not to exceed 96 square feet in total area. This ACC is bigger than Culver's but this is in line with what was approved.

Commissioner Olbrysh stated that he liked the look of the sign. It's classy and liked the identification caps on each one. He also concurred with staff that they shall not exceed 30 feet in height and be limited to a 7-foot clearance instead of a 10-foot clearance.

After due consideration of the petition and the testimony presented, the Plan Commission found that the petition does comply with the standards required by the Lombard Zoning and Sign Ordinances; and, therefore, I move that the Plan Commission adopt the findings included within the Inter-Departmental Group Report as the findings of the Lombard Plan Commission, and recommend to the Corporate Authorities **approval** of PC 05-07, subject to the following condition:

1. That Section 1, paragraph 5 of Ordinance 5538 adopted September 2, 2004 shall be amended to read in its entirety as follows:
 - 1) The shopping center signs shall be designed essentially in accordance with the sign plans prepared by Doyle Signs, dated March 2, 2005 and made a part of this request.
 - 2) The shopping center identification sign along Roosevelt Road shall not exceed 35 feet in height. The anchor and tenant identification portion of the Roosevelt Road sign shall be limited to 200 square feet in sign surface area. The shopping center identification sign shall not exceed 70 square feet in sign surface area.
 - 3) The shopping center identification sign on Main Street shall not exceed 30 feet in height. The anchor and tenant identification portion of the Main Street sign shall be limited to 157 square feet in sign surface area. The shopping center identification sign shall not exceed 70 square feet in sign surface area.
 - 4) Said signs shall be erected within eighteen (18) months of the date of approval of this Ordinance.

Respectfully,

VILLAGE OF LOMBARD

Donald F. Ryan
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission