

August 17, 2015

Title

PC 15-22

Petitioner

John Dagnon
619 W. Wenonah Avenue
Oak Park IL 60304

Property Owner

Don Tuchscherer
PO Box 61
Lombard IL 60148

Property Location

18 W. St. Charles Road
(06-07-206-040)
Trustee District #1

Zoning

B5

Existing Land Use

2-story mixed use building

Comprehensive Plan

Community Commercial

Approval Sought

Pursuant to Section 155.502 (F)(3), the petitioner requests that the Village grant a conditional use for a planned development for the subject property with a companion deviation from Section 153.228(E) for a projecting sign to project more than four feet from the supporting wall located in the B5 Zoning District

Prepared By

Jennifer Ganser, Assistant
Director



LOCATION MAP

DESCRIPTION

The petitioner, John Dagnon, is opening a new restaurant at 18 W. St. Charles Road. The proposed sign would project 5'8" from the building, while Code allows for a 4' projection. The sign will not project further than the white roofing/awning material which is currently on the building. The property is also being considered for a conditional use for a planned development, pursuant to the Zoning Ordinance.

APPROVAL(S) REQUIRED

Pursuant to Section 155.502 (F)(3), the petitioner requests that the Village grant a conditional use for a planned development for the subject property with a companion deviation from Section 153.228(E) for a projecting sign to project more than four feet from the supporting wall located in the B5 Zoning District

EXISTING CONDITIONS

The subject property is currently improved as a two-story, multi-tenant building with second story residential.

PROJECT STATS

Lot & Bulk

Parcel Size: 0.14 acres

Submittals

1. Petition for a public hearing, submitted;
2. Response to Standards for a Planned Development;
3. Plat of Survey, prepared by Glen D. Krisch Land Surveyor, Inc., dated October 28, 1986,; and
4. Signage plat, prepared by Grate Signs, dated June 30, 2015.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding the project.

Fire Department:

The Fire Department has no comments regarding the project.

Private Engineering Services (PES):

PES has no comments regarding the project.

Public Works:

The Department of Public Works has the following comment on the subject petition:

- The owner has agreed to provide an indemnification agreement to release the Village from any responsibility other than direct damage by Village personnel and equipment. It is our understanding that the Community Development Department will receive that agreement and forward a copy to Public Works prior to approving a permit for the sign.

Planning Services Division (PSD):

The Planning Services Division notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	B5	Parking
South	B5	Retail
East	B5	Mixed use building with 1 st floor commercial
West	B5	Mixed use building with 1 st floor commercial

Staff finds the project is consistent with the zoning and land use of the surrounding properties.

2. Comprehensive Plan Compatibility

The Comprehensive Plan recommends community commercial for the site and staff notes the restaurant will be in compliance. The Comprehensive Plan itself does not give guidance on signage, but the Downtown Revitalization Guidebook, adopted as part of the Comprehensive Plan, supports façade improvements and signage in the downtown. The proposed sign could be visible to both cars and pedestrians.

3. Zoning & Sign Ordinance Compatibility

The petitioner is proposing to install a projecting sign which will project further from the building than Code allows. Currently there is a white roofing/awning on the building and the proposed sign will not project further from that. The petitioner did look into a more vertical projecting sign (much like the former Dutch Kitchen sign), but a vertical sign would have a greater impact on the second floor residential units. The proposed sign was designed to have minimal impact on the second floor residential units.



Planning staff engaged the Building Division and the Department of Public Works early in the application process to consider their feedback. If the proposed sign was damaged, mostly likely the pieces would fall onto the white roofing/awning rather than the public sidewalk. Per Section 153.103 (E), the projecting sign will need insurance before the permit is issued. Also, staff is preparing a hold harmless agreement to be signed by the petitioner.

Section 155.502 of the Zoning Ordinance encourages the use of planned developments that provide for a more efficient use of the site. Staff is supportive of the planned development request as it establishes a framework for review and consideration of subsequent activities or structures that could be developed in the future. The creation of the planned development will also allow for additional community input through the public hearing process for future improvements to the site.

SITE HISTORY

The subject property was built in 1927 per the York Township Assessor. The property has not been before the Plan Commission or Zoning Board of Appeals. The petitioner did appear before the Economic and Community Development Committee (ECDC) for two grant requests on the property. Both requests were supported by Village staff, Lombard Town Centre, the ECDC, and approved by the Village Board of

Trustees. At the time, the petitioner did not have final plans for the projecting sign. As the ECDC does not review zoning matters, this item is being brought to the Plan Commission.

FINDINGS & RECOMMENDATIONS

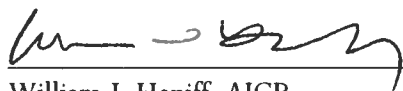
Staff finds that the proposed sign deviation and planned development is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, Zoning Ordinance, and Sign Ordinance.

The Inter-Departmental Review Committee has reviewed the Standards for the conditional use and for a planned development and requested signage and finds that the petition **complies** with the standards established by the Village of Lombard Zoning and Sign Ordinances, and that granting the planned development and the signage relief is in the public interest. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 15-22:

Based on the submitted petition and the testimony presented, the proposed planned development with a signage deviation do comply 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 Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 15-22, subject to the following conditions:

1. Any future signs, including this sign, involving the subject property shall apply for and receive a building permit. Said permit shall be accordance with the sign plan prepared by Grate Signs, with a revision date of June 30, 2015, and made a part of this petition.
2. The white roofing/awning structure must remain on the building while the projecting sign is in place.
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.
4. Insurance will be provided per Code, as well as a hold harmless agreement.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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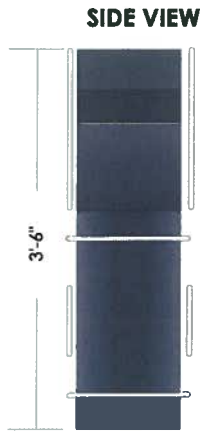


photo not to scale

One (1) Double-Face Externally-Illuminated Blade-Mounted Neon Sign

Client: Marquette Kitchen & Tap		Drwng # 15-0232-B	
Approved:	Sales: Kelly	Date: 5-14-15	
Scale: 3/4"=1'	Drawn by: JTG	Last Revised by: JTG	Rev Date: 6-30-15

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