

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission HEARING DATE: January 18, 1998
FROM: Department of Community PREPARED BY: Amy Willson
 Development Planner I

TITLE

PC 99-02: 450 E. 22nd Street: Requests an amendment to the Anvan Planned Development (Ordinance 2249; previously amended by Ordinance 4409) in order to allow changes to the standards for freestanding and wall signs.

GENERAL INFORMATION

Petitioner: Olympic Sign Company
 1130 N. Garfield Street
 Lombard, IL 60148

Property Owner: Butterfield Properties L.L.C.
 450 E. 22nd Street Suite 129
 Lombard, IL 60148

PROPERTY INFORMATION

Existing Land Use: Mixed-use Planned Development

Size of Property: Subject Lot - 3.49 Acres, Entire Planned Development - 27.24 Acres

Comprehensive Plan: Recommends Office Use for the Subject Lot

Existing Zoning: B3 PD Community Shopping District/Planned Development

Surrounding Zoning and Land Use:

North: R2 Single-Family Residence District, single-family homes; Unincorporated R3
 Single-Family Residence District, single-family homes
South: R5 PD General Residence District/Planned Development, Yorktown
 Condominiums
East: R4 PD Limited General Residence District/Planned Development, Abbey
 Woods Townhomes; R4 Limited General Residence District, Fairfield Court
 Townhomes; and O Office District, offices

West: B3 Community Shopping District, Greek Islands Restaurant and Danka

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on December 14, 1998:

1. Petition for Public Hearing.
2. Response to the Standards.
3. Plat of Survey, prepared by Webster, McGrath, & Ahlberg Ltd. on November 8, 1996.
4. Site Plan, prepared by the petitioner.
5. Wall and free-standing sign elevations, prepared by Olympic Signs on October 31, 1998.

DESCRIPTION

The subject property is part of the Anvan Planned Development. The original Anvan Planned Development allows the existing St. Regis free-standing identification sign to remain, and states that no other freestanding sign shall be permitted. In January 1998, Greek Islands and Danka amended the Planned Development to allow the addition of free-standing signs at 300-350 East 22nd Street, which are within the Anvan Planned Development. This amendment to the Planned Development permitted Greek Islands to have a free-standing sign with a sign surface area of 29.8 square feet. Danka was permitted to have a free-standing sign with a sign surface area of 30.1 square feet. Although the underlying zoning of this Planned Development is zoned B3 Community Shopping District, the Planned Development states that any permitted signage must comply with the O Office District requirements of the Lombard Sign Ordinance.

When the Planned Development was amended in 1998 to allow the new signage for Greek Islands and Danka, staff did not realize that another freestanding sign had been established within the Planned Development. In 1994, staff approved a 27 square foot sign at 400 E. 22nd Street. A permit was issued for this sign even though it was not permitted by the Planned Development. The petitioner would like to remove the current St. Regis identification sign located on the corner of 22nd Street and Fairfield Avenue and erect a different building identification monument sign. The Planned Development does not have any provisions for replacing the St. Regis identification sign. In addition to this amendment to the Planned Development, the petitioner is requesting that the sign not follow the Office District standards for the size and location of a free-standing sign.

Furthermore, the petitioner would like to have a second wall sign on the side of the building fronting 22nd Street. According to the Office District requirements, only one wall sign is permitted.

ENGINEERING

Public Works

The Department of Public Works feels that the sign is large enough to obstruct the line of sight due to the fact that it is located within the 30-foot sight triangle* at the corner of 22nd Street and Fairfield Avenue. The department recommends that the sign be placed outside of the sight triangle.

**155.207 View Obstructions*

A clear line of sight shall be maintained at all intersections of public streets, alleys, private streets, access drives, and pedestrian ways through conformance to the following:

A. Line of sight control areas shall be maintained at all intersections. Line of sight control areas are triangular shaped areas adjacent to intersecting streets/drives maintained to preserve clear visibility at the intersection. Line of sight control areas shall be defined, in the case of intersecting public streets, as the area formed by the two intersecting right-of-way lines and a diagonal line connecting two points located along each right-of-way line 30 feet away from the point of intersection.

FIRE AND BUILDING

The Building Inspectional Services Division and the Fire Department have no comments regarding this petition. The division has noted that the proposed location of the free-standing sign is located within the 30-foot sight triangle.

PLANNING

Compliance with the Sign Ordinance

The petitioner is proposing two new signs, a free-standing sign and a wall sign. Staff has reviewed the proposed signs according to the underlying B3 standards as well as the Planned Development-recommended Office standards.

Proposed Free-Standing Sign:

The B3 District permits one free-standing sign per property, and permits signs to be a maximum of 50 square feet in area and twenty feet (20') in height. The Office District permits one free-standing sign with a maximum height of six feet (6') and a maximum area of 30 square feet. The Office District also stipulates that the sign shall also be set back a minimum of ten feet (10') from the property line.

When following the B3 District standards, the free-standing sign meets all Code requirements for the sign. These include the number of signs as well as the sign location, height, and size. Using the Office District standards, the proposed free-standing sign meets the Code requirements for the number of signs and the height (six feet). The proposed free-standing sign is 50 square feet, which exceeds the maximum allowable square footage by 20 square feet. The proposed sign location does not meet the Office requirements either. The sign is located one and one-half feet (1-1/2') from the property line where ten feet (10') is required. Some existing site conditions do restrict where a sign can be placed (Refer to Exhibit "A"). There is a retaining wall on the property which is one and one-half feet (1-1/2') from the property line and runs along 22nd Street. Approximately 48 feet from the eastern property line (Fairfield Avenue), the retaining wall creates a 45 degree angle northeast. There also exists a berm at this site where the previous "St. Regis" identification sign was located. Because of this berm, the sign must be in line with, or closer to the property line than, the retaining wall at the proposed location so the sign can be read when coming from the west.

Similarly, if the sign simply replaced the previous "St. Regis" identification sign's location, the 45 degree angle prevents drivers from the west from viewing the sign. All of the signs along 22nd Street are perpendicular to 22nd Street and are two-sided. These signs are all visible when coming from the east and west. If the proposed signage were placed on the plateau where the previous "St. Regis" sign was located, and set close to the eastern edge of the plateau, it could be set perpendicular to 22nd Street, and thus be visible from the east and west (Refer to Exhibit "A"). Finally, the proposed location of the free-standing sign is within the 30-foot sight triangle at the corner of 22nd Street and Fairfield Avenue. Although the Zoning Ordinance only restricts fences and hedges from being located within this 30-foot triangle, staff believes that signage should not be permitted within the sight triangle.

Proposed Wall Sign:

In the B3 District, no more than one wall sign is permitted per street exposure. However, a building which is set back at least 120 feet from the property line which the sign will face is permitted an additional wall sign. This secondary wall sign shall not exceed 50% of the maximum allowable area of the primary wall sign. The total sign surface area of all wall signs shall not exceed two times the lineal front footage of the property. The primary wall sign shall not exceed 200 square feet.

The Office District permits only one wall sign per street front exposure. The sign shall not exceed one time the lineal front footage of the property. The total sign surface area shall not exceed 100 square feet.

When following the Office District standards for wall signs, the proposed wall sign does not meet the Code requirements for the number of wall signs permitted. However, when following the B3 District standards for wall signs, the proposed wall sign meets Code requirements for the number of wall signs permitted. The building is set back 150 feet from the property line which

the wall signs will face. The proposed wall sign will be larger than the existing wall sign, thus making this new sign the primary sign and the existing sign the secondary sign. The proposed wall sign also meets the maximum allowable square footage for a wall sign (the proposed sign is 150 square feet where 200 square feet is allowed). The existing sign meets the maximum allowable square footage for a secondary sign (the existing sign is 100 square feet where 100 square feet is allowed).

If following the underlying B3 zoning of the entire Planned Development, the wall sign meets the Code requirements.

Compatibility with the Comprehensive Plan

The Comprehensive Plan Long Range Land Use Plan map recommends Office uses for the subject property. The proposed signage, which does not meet the standards of the Office District, does not comply with the recommendation of the Comprehensive Plan.

Compatibility with Surrounding Land Uses

Office, commercial, and residential uses exist along 22nd Street. Signage varies in square footage and height, but remains somewhat consistent with the Office District standards. There are, however, some exceptions. The Marriott sign is eight feet (8') in height and 40 square feet. Hampton Inn has a free-standing sign which is ten feet (10') in height and 49 square feet. Studio Plus has a sign that is ten feet (10') high and 40 square feet. The sign surface area for Greek Islands is 29.8 square feet with a total area of 35.7 square feet. The height is seven feet, eight and one-half inches (7'8-1/2"). Danka has a sign that is 30.1 square feet. The sign is three feet and eight inches (3'8") in height. All of these signs are perpendicular to 22nd Street and are two-sided. These signs are all visible when coming from the east and west. If the proposed signage were placed on the plateau where the previous "St. Regis" sign was located and set close to the eastern edge of the plateau, and set perpendicular to the street, its placement would be consistent with the signage on adjacent properties and it would be visible from the east and west.

If the proposed free-standing sign were scaled down so that its sign surface area was 30 square feet, the sign surface would be three feet ten inches (3'10") in height and seven feet and nine inches (7'9") in width. If the sign surface area was 40 square feet, the sign surface would be four feet and six inches (4'6") in height and eight feet and eleven inches (8'11") in width. This is opposed to the proposed dimensions for the surface area of ten feet (10'0") wide by five feet (5'0") tall, with a total area, including sign frame, of 71.5 square feet. The former "St. Regis" sign, measured from its widest point and its tallest point, was approximately 220 square feet. The proposed sign is considerably smaller in scale than the former sign.

To be consistent with sign sizes of surrounding properties, the proposed free-standing sign should be a maximum of 40 square feet.

FINDINGS AND RECOMMENDATIONS

When the Planned Development was created, the intention was to maintain the feel of an office corridor along 22nd Street. One tactic was to be consistent in signage in the area. Therefore, the Planned Development states that all signage must adhere to the O Office District standards. The Planned Development also precludes any additional free-standing signs on the property. However, since the larger “St. Regis” identification sign has been taken down; and because the underlying zoning is B3 Community Shopping District, and all other aspects of the Planned Development, including the proposed signage, adhere to the zoning standards for this classification, staff has no objections to allowing a free-standing sign. Staff does recommend that the sign be at a scale consistent with the surrounding properties’ signs; and be located outside of the 30-foot sight triangle, preferably on the plateau, with sign faces to the east and west. When considering the second wall sign for the side of the building facing 22nd Street, the length of the building (277 feet), and the size (100 square feet) and location of the existing wall sign afford a second wall sign. Staff has no objections to the additional wall sign.

Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the proposal does comply with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission recommend to the Corporate Authorities approval of the Planned Development amendment associated with PC 99-02 with the following conditions:

1. The proposed free-standing sign shall be a maximum of six feet (6’) in height, not exceed forty (40) square feet in sign surface area, and meet all other requirements of the Lombard Sign Ordinance;
2. The sign shall be located outside of the 30-foot sight triangle;
3. The sign shall be located perpendicular to 22nd Street.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

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Plan Commission

Re: PC 99-02

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c. Petitioner

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