

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

SITE PLAN APPROVAL – 345 and 351 W. ROOSEVELT ROAD

May 22, 2017

Title

SPA 17-03ph

Property Owner

Bradford Lombard 1 LLC
30 S. Wacker Drive 2850
Chicago, IL 60606

Petitioner

Mariano's
875 E. Wisconsin Avenue
Milwaukee, WI 53202

Property Location

345 & 351 W. Roosevelt Rd
Lombard, IL 60148

Zoning

B4APD – Roosevelt Road
Corridor District Planned
Development

Existing Land Use

Commercial – retail

Comprehensive Plan

Community Commercial

Approval Sought

Site plan approval for a gas station
with companion deviations for
motor fuel rate sign.

Prepared By

Anna Papke, AICP
Senior Planner



LOCATION MAP

DESCRIPTION

The subject property is located on Roosevelt Road in the Mariano's Planned Development (Lot 2 in the amended plat of resubdivision, PC 17-15). The Village Board initially approved the Mariano's Planned Development with a conditional use for a gas station in 2016 (PC 16-09). The petitioner now seeks site plan approval for this gas station. The petitioner also seeks a deviation for a motor fuel rate sign that exceeds the sign area for motor fuel rate signs permitted by the Sign Ordinance.

APPROVAL(S) REQUIRED

The petitioner (Mariano's) requests that the Village take the following actions on the subject property located within the B4APD Roosevelt Road Corridor Planned Development District:

1. Approve a deviation from Section 153.223 and 153.505(B)(9) to allow a motor fuel rate sign with an area of seventeen and two tenths (17.2) square feet located on the south elevation of the canopy, where a maximum of nine (9) square feet is permitted.

EXISTING CONDITIONS

The subject property is a portion of the parking lot that served the former Kmart store and has been improved to accommodate the new Mariano's store.

PROJECT STATS

Lot & Bulk

Parcel size: 0.72 acres

Submittals

1. Petition for a public hearing, dated April 18, 2017;
2. Response to Standards for variations, submitted April 24, 2017;
3. Preliminary civil engineering plans, by Sevan Multi-Site Solutions, dated April 10, 2017;
4. Signage plan package, by Doyle General Sign Contractors, dated March 29, 2017, updated April 24, 2017; and
5. Rendering of proposed gas station, by Sevan Multi-Site Solutions, submitted April 28, 2017.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding the petition. Additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has no comments regarding this petition. Additional comments may be forthcoming during permit review.

Private Engineering Services (PES):

PES has no comments on this petition. Additional comments may be forthcoming during permit review.

Public Works:

The Department of Public offers the following comment on this petition. Additional comments may be forthcoming during permit review.

1. Parkway trees shall be required along Roosevelt Road per Village Code §154.306. Due to the roadway widening, there will be no room in the State's right-of-way for these trees. In lieu of dedicating an easement for public trees, the landscaping plan should just be amended to include those trees on the abutting private property.

Planning Services Division:

The Planning Services Division notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning	Land Use
North	B4A	Various retail uses (Cassidy Tire, Subway, Glenbard Auto Body, retail strip center)
South	R4	Condominiums
East	B4APD	Heritage Cadillac
West	B4A	Dania Furniture and vacant commercial buildings

The subject property is located along the Roosevelt Road commercial/retail corridor. The proposed gas station is consistent with general development plan and conditional use for a gas station approved by the Village as part of petition PC 16-09.

2. Comprehensive Plan Compatibility

The Comprehensive Plan designates the subject property as suitable for community commercial development. Further, the 2007 Roosevelt Road corridor study and 2011 Economic Strategies Report prioritize redevelopment of key commercial sites within the Village. The proposed gas station is consistent with these goals as well as the 2016 approval of the Mariano's Planned Development.

3. Sign and Zoning Ordinance Compatibility

The site plan prepared by the petitioner is generally consistent with the requirements of the Zoning Ordinance. The gas station buildings will meet setback and height standards. The petitioner has provided a rendering of the gas station canopy and service building, and it appears they will be architecturally consistent with the Mariano's store building to the south of the subject property. The site will provide the requisite landscaping.

The petitioner has submitted a signage package that includes wall signs for the gas station canopy and service building. A motor fuel rate sign is proposed for the south-facing (rear) elevation of the gas station canopy, where it will be visible to customers in the Mariano's grocery store parking lot behind the gas station. The motor fuel rate sign will be 17.2 square feet in size. As the sign ordinance caps motor fuel rate signs at a maximum of 9 square feet in size, the petitioner is requesting a deviation for this sign.

Staff has reviewed the petitioner's request for the motor fuel rate sign deviation and finds it is consistent with the standards for variations/deviations. The petitioner states that the main purpose of this sign will be to inform patrons of the Mariano's grocery store of the fuel prices at the gas station. Fuel rates will not be posted on any other signs on the gas station property, though shopping center signs serving the entire planned development will include fuel rates (PC 17-18). Staff notes that the fuel rate sign on the gas station canopy will not be visible from the Roosevelt Road ROW and therefore will have limited impact on the aesthetics of the development as visible from nearby properties. Staff supports this request.

SITE HISTORY

PC 07-30

Approval of a conditional use for a planned development with companion conditional uses for outside sales of product, an automobile repair use and a deviation for wall signage.

PC 07-40

Conditional use approval for an attendant collection center (AmVets).

PC 16-09

Repeal of previous planned development; approval of a conditional use for a new planned development with companion conditional use for a gas station, deviations and variations; approval of a major plat of resubdivision.

PC 17-15 (to be considered at May 22, 2017 Plan Commission Hearing)

Request for approval of an amended major plat of resubdivision for the Mariano's Planned Development.

PC 17-18 (to be considered at May 22, 2017 Plan Commission Hearing)

Request for approval of an amendment to the Mariano's Planned Development to include deviations for shopping center signs.

FINDINGS & RECOMMENDATIONS


Staff finds the proposed site plan and companion deviation to be consistent with the objectives of the Zoning and Sign Ordinances and the intent of the Comprehensive Plan in general.

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards required by the Zoning and Sign Ordinances. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of this petition:

Based on the submitted petition and the testimony presented, the site plan and companion deviation for a motor fuel rate sign in a planned development **comply** with the standards required by the Village of Lombard Zoning and Sign Ordinances; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission, and **approve** SPA 17-03ph subject to the following conditions:

1. The petitioner shall develop the site in accordance with the plans and elevations prepared by Sevan Multi-Site Solutions dated April 10, 2017, and Doyle General Sign Contractors dated April 24, 2017, submitted as part of this request;
2. The petitioner shall apply for and receive a building permit for the proposed gas station and signage.
3. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
4. The relief for one motor fuel rate sign, installed on the south façade of the gas station canopy as shown on the plans provided by Doyle General Sign Contractors, 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

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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April 24, 2017

Ms. Anna Papke, AICP
Senior Planner
Village of Lombard
255 E Wilson Ave. Lombard, IL 60148
Phone: (630) 620-5758
Fax: (630) 620-2374
Email: papkea@villageoflombard.org
Web: www.villageoflombard.org

RE: Mariano's 531-00543 Retail Fuel Center Lombard, IL Standards for Variations

Ms. Papke,

Please see the following responses to the standards for variations of the Lombard Zoning Ordinance and Lombard Sign Ordinance. The petition requested has one variations.

- a. Variation to allow motor fuel signs that exceed 9 SF in area.

SECTION 155.103.C.7 OF THE LOMBARD ZONING ORDINANCE:

The regulations of this ordinance shall not be verified unless findings based on the evidence presented are made in each specific case that affirms each of the following standards:

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.
 - a. Although each commodity price sign is 15.17 square feet, the commodity panels of the price sign are static. The changeable copy area of the signs for each of the two commodity price signs is 8.58 square feet per electronic changeable area with the remaining field being black to provide contrast with the commodity price numerals. We feel the proposed commodity pricing is not excessive and is in keeping with the spirit of the ordinance.
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.
 - a. Although each commodity price sign is 15.17 square feet, the commodity panels of the price sign are static. The changeable copy area of the signs for each of the two commodity price signs is 8.58 square feet per electronic changeable area with the remaining field being black to provide contrast with the commodity price numerals. We feel the proposed commodity pricing is not excessive and is in keeping with the spirit of the ordinance.
3. The purpose of the variation is not based primarily upon a desire to increase financial gain.
 - a. The purpose of the variance is to allow consumers within the Mariano's parking field to make a decision on the purchase of a fuel commodity whereas the monument signs are not viewable from within the parking field.

4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.
 - a. The variance being requested is to allow us to inform departing customers of commodity prices. The hardship is due to the monument signs not being viewable from within the parking field.
5. The granting of the variation will not be detrimental to the public welfare or injurious to other property improvements in the neighborhood in which the property is located.
 - a. The proposed sign area variation will not be detrimental to the public welfare or injurious to other property improvements. The retail fuel station is surrounded by commercial property.
6. The granting of the variation will not alter the essential character of the neighborhood; and
 - a. The proposed sign area variation will not alter the essential character of the neighborhood as this area is commercial.
7. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.
 - a. The proposed sign area variation will have none of the above stated effects and promotes public safety.

Thank you for your time and assistance. If there are any questions or comments, please contact us.

Regards

A handwritten signature in black ink, appearing to read 'Timothy Kratz', with a long horizontal flourish extending to the right.

Timothy Kratz, PE