

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

SITE PLAN APPROVAL – 2360 FOUNTAIN SQUARE DRIVE (UNCLE JULIO'S)

October 15, 2018

Title

SPA 18-01ph

Property Owner

Richard Hurd
2000 Fuller Rd.
West Des Moines, IA 50265

Petitioner

Warren Johnson Architects
19 N. Greeley St.
Palatine, IL 60067

Property Location

2360 Fountain Square Drive
Lombard, IL 60148

Zoning

B3PD – Community Shopping
District Planned Development

Existing Land Use

Commercial – restaurant

Comprehensive Plan

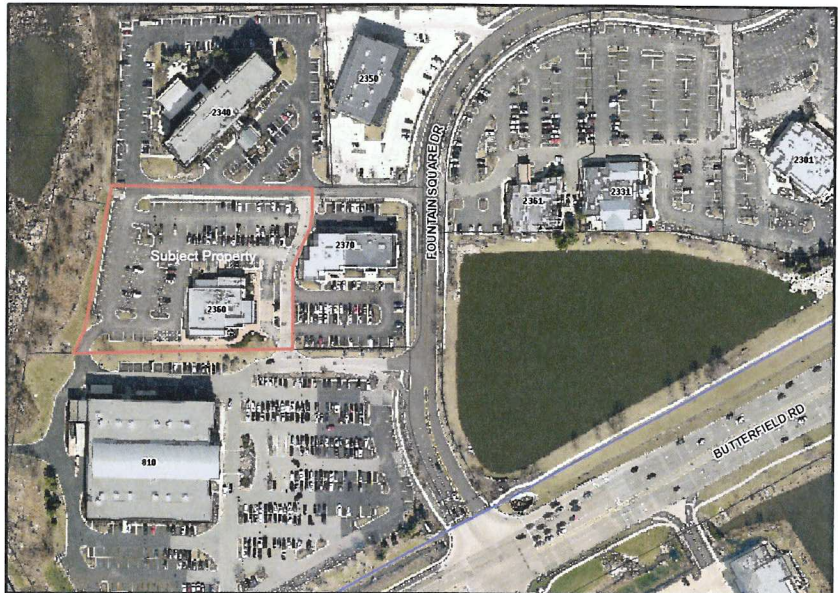
Mixed Use Office and
Commercial

Approval Sought

Site plan approval for a façade renovation of existing restaurant with companion deviations for wall signage.

Prepared By

Anna Papke, AICP
Senior Planner



LOCATION MAP

DESCRIPTION

The subject property is located in the Fountain Square Planned Development at Butterfield Road and Fountain Square Drive. The subject property is an existing Uncle Julio's restaurant that will be undergoing a façade renovation. The petitioner proposes to install new materials on the exterior of the building, enclose a roofed-over dining area, and install new wall signs. The building footprint will not change. Because the building is in a planned development, site plan approval is required for the façade changes.

A variance for the amount of wall signage is also required. The petitioner proposes 347 square feet of signage for the building, which will replace the existing signage. For comparison, the existing wall signage on the building is over 400 square feet, and received relief with past Plan Commission petitions.

APPROVAL(S) REQUIRED

The petitioner, Warren Johnson Architects representing Uncle Julio's Restaurant, is requesting the following actions:

1. Repeal all relief and site plan approvals previously granted for wall signage on the subject property;

PROJECT STATS

Lot & Bulk

Parcel size: 2.52 acres

Submittals

1. Petition for a public hearing, dated September 14, 2018;
2. Response to Standards for Variations;
3. Uncle Julio's Lombard site plan;
4. Proposed exterior elevations, prepared by Warren Johnson Architects, Inc., dated 8/8/18;
5. Proposed color renderings, dated 7/26/18;
6. Signage plans, prepared by Turner Sign Systems, dated 8/9/18; and
7. Materials board, prepared by Warren Johnson Architects, Inc.

2. Approve a deviation from Section 153.505 of the Sign Ordinance to allow wall signage with a total area of 347 square feet, where a maximum of 100 square feet is permitted; and
3. Approve façade renovations of an existing building in a planned development, pursuant to Section 155.511 of the Zoning Ordinance.

EXISTING CONDITIONS

The subject property is currently developed with a restaurant.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has the following comment regarding the petition. Additional comments may be forthcoming during permit review.

1. The enclosed patio will need to have a complete review for life safety, Building Code, Mechanical Code, Fire Code, Energy Code, etc. While we see no issue with the concept, we have no complete construction drawings to review at this point. Our approval is with the concepts with a plan review to come for the patio being enclosed

Fire Department:

The Fire Department has the following comment regarding this petition. Additional comments may be forthcoming during permit review.

1. Enclosing that patio will require them to look over the sprinkler and fire alarm protection along with egress items like exit doors and emergency lighting in that area.

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

Planning Services Division:

1. Surrounding Zoning & Land Use Compatibility

	Zoning District	Land Use
North	B3PD	Hyatt Place Hotel
South	B3PD	Retail – Dick’s Sporting Goods
East	B3PD	Retail – Jared
West	B3PD	Vacant

The subject property is located in the Fountain Square Planned development along the Butterfield Road commercial/retail corridor. The subject property is an existing restaurant. The use of the property will not be changing.

2. Comprehensive Plan Compatibility

The Comprehensive Plan designates the subject property as suitable for mixed use office and commercial. The existing restaurant is consistent with this designation.

3. Façade Changes

The petitioner proposes to renovate the façade of the existing restaurant. The renovations include new materials and paint colors. The petitioner has provided a materials board, building elevations and renderings demonstrating the proposed façade. The new façade will feature wood- and stone-like materials and a complimentary paint color palette. The façade renovations are consistent with recent trends in commercial development.

The petitioner also proposes to enclose an existing roofed-over dining area that is currently open on the sides. The footprint of the building will not be changing, as the enclosure will not extend beyond the present roofline.

Staff finds the proposed façade is consistent with the intent of the Fountain Square Planned Development, and complimentary to other commercial development in the vicinity of the subject property.

4. Sign Ordinance Compatibility

The petitioner proposes all new wall signage for the restaurant building, as follows:

Sign	Location	Sign Description	Square Footage
Sign 1	Front elevation (south)	Mexican from Scratch	60
Sign 2	Front elevation (south)	Uncle Julio's Rio Grande Café	130
Sign 3	Side elevation (east)	Uncle Julio's	97
Sign 4	Side elevation (east)	Mexican from Scratch	60
Total			347

The Sign Ordinance permits up to 100 square feet of wall signage on this property. At 347 square feet, the proposed signage exceeds this limit and requires a variance. The petitioner states that the increased signage is necessary to properly identify the building. The building is uniquely positioned with respect to street frontage. The property does not have any frontage directly on a public street, and is accessed from Fountain Square Drive by a private driveway. The building is over 300 feet away from Fountain Square Drive, and more than 500 feet away from Butterfield Road. Given the distance of the property from these streets, staff finds it reasonable to allow more square footage than is permitted by the Sign Ordinance in order that the building be identifiable from the nearby rights-of-way.

The petitioner has provided building elevations showing the proposed signage. Staff notes that the signs are reasonably scaled to the building, and the channel letter designs are consistent with other signage in the Fountain Square Planned Development. The Village previously approved signage variations for the subject property to allow the current wall signs, which are more than 400 square feet in total. The proposed signs will be a reduction in wall signage on the property. Further, the Village has approved signage variations for a number of other restaurants in Fountain Square, including Weber Grill and P.F. Chang's. Staff supports the requested variance.

SITE HISTORY

SPA 02-06

Request for site plan approval for construction of Uncle Julio's restaurant building with companion signage deviations.

SPA 04-07

Request for amendment to approved site plan to include an additional outdoor dining area, modifications to building elevations and variances to permit more than 100 square feet of wall signage, with multiple signs on the building.

SPA 08-03ph

Request for variances to allow replacement of two existing wall signs with larger signs.

FINDINGS & RECOMMENDATIONS

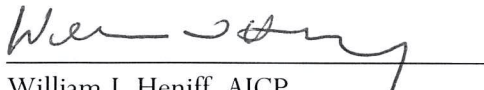
Staff finds the proposed façade renovations and companion signage deviation to be consistent with the objectives of the Zoning and Sign Ordinances and the intent of the Comprehensive Plan in general.

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 façade renovation and companion deviation for wall signage 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 18-01ph subject to the following conditions:

1. All relief and site plan approvals previously granted for wall signage on the subject property shall be repealed;
2. The petitioner shall develop the site in substantial conformance with the plans submitted as part of this request and referenced in this Inter-Departmental Report;
3. The petitioner shall apply for and receive building permits for the proposed façade renovation and signage.
4. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
5. The relief for 347 square feet of wall signage, installed on the south and east elevations of the restaurant as shown on the plans provided by the petitioner, shall be valid for a period of one year from the date of approval of the petition. If the signage is not constructed by said date, this relief shall be deemed null and void.

Inter-Departmental Review Committee Report approved by:


William J. Heniff, AICP
Director of Community Development

c. Petitioner

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STANDARDS FOR VARIATIONS DETAILED RESPONSES:

- 1) Due to the existing site layout and location/setting of the building on the property, the amount of proposed signage is viewed as necessary to properly indicate the identity of the building.
- 2) This property provides a unique character to the surrounding area and we believe that the proposed signage package will enhance those existing conditions.
- 3) The proposed new sign improvements are only meant to enhance the aesthetics of the existing building and are not meant to increase financial gain.
- 4) For proper identification of this building, we are proposing the new signage amount as presented. The hardship has not been created by any person presently having an interest in the property.
- 5) To the best of our knowledge, the proposed signage improvements will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
- 6) The proposed signage image is intended to look in harmony with the proposed exterior remodel and will not alter the essential character of the neighborhood.
- 7) The new sign improvements 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 problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.