



## **ANALYSIS**

### **SUBMITTALS**

This report is based on the following documentation, which was filed with the Department of Community Development on May 17, 1999:

1. Petition for Public Hearing.
2. Site Plan, prepared by Hirsch Associates, dated April 9, 1999.
3. Plat of Survey, prepared by B. H. Suhr & Company, Inc., dated September 3, 1998.
4. Sign Elevations, prepared by Hirsch Associates, dated April 9, 1999.

### **DESCRIPTION**

The subject property is located at the southeast corner of Highland Avenue and Roosevelt Road. The property is currently undergoing development for the construction of a Walgreens. The petitioner received conditional use approval for drive-through services (PC-98-31) in 1998. Since signage was not a part of the approval process at that time, the petitioner is now seeking a variation to amend the conditional use approval for an additional wall sign facing Highland Avenue.

The petitioners will be submitting an application for a sign permit for wall signage for the walls facing both Roosevelt Road and Highland Avenue. These signs read "Walgreens / 1-HR PHOTO / PHARMACY" (See Sign Elevations, prepared by Hirsch Associates). Discussions with the petitioner indicate that these signs will meet code. The "DRIVE THRU PHARMACY" wall sign as proposed does not meet the standards of the Sign Ordinance.

The proposed "DRIVE THRU PHARMACY" sign will be approximately thirteen (13) square feet. It will be located on the canopy for the drive through pharmacy on the west side of the building (Highland Avenue). The western edge of the canopy is approximately thirty-seven feet (37') from the nearest property line; protruding only three feet (3') from the building.

### **ENGINEERING**

#### Private Engineering Services

The Private Engineering Services Division has no objection to the request for approval from an engineering or construction perspective.

Public Works

The Department of Public Works has no comments regarding this application.

**FIRE AND BUILDING**

The Fire Prevention Bureau has no comments regarding this petition.

**PLANNING**

Compliance with the Comprehensive Plan

The Comprehensive Plan recommends community commercial uses at this location. The proposed use is in compliance with the comprehensive plan.

Compliance with the Sign Ordinance

According to the Sign Ordinance, businesses in the B3 Community Shopping District are permitted one (1) sign per street frontage. The Walgreens building has two (2) street frontages, Roosevelt Road and Highland Avenue. In addition, the Sign Ordinance specifies the size requirements for wall signage based on the building setback from the nearest property line and the lineal front footage of the property. For example, if a building has a setback of less than one hundred twenty feet (120') from the nearest property line, the wall sign is permitted to be a maximum of one time the lineal front footage of the property, not to exceed one hundred (100) square feet. If a building has a setback between one hundred twenty feet (120') and two hundred forty feet (240') from the nearest property line, the wall sign is permitted to be two (2) times the lineal front footage of the property, not to exceed two hundred (200) square feet.

The Sign Ordinance allows multiple signs to count as a single sign if the area of one rectangle drawn around all signs meets the area requirements for a single sign. The wall signs on the north elevation will be measured as two (2) signs. The "Walgreens" sign will be one (1) sign (approximately 105 square feet); and the "1-HR PHOTO / PHARMACY" sign will be the second sign (approximately 57 square feet). The signage for the west elevation will be measured as one sign (approximately one hundred (100) square feet).

The new building will be set back forty feet (40') from the east property line (Highland Avenue), and two hundred thirty feet (230') from the north property line (Roosevelt Road). Therefore, according to the Sign Ordinance, the wall signage permitted on Highland Avenue may be a maximum of one hundred (100) square feet; and two hundred (200) square feet on the wall facing Roosevelt Road.

If a building is set back a minimum of one hundred twenty feet (120') from the nearest property line, a second wall sign is permitted. The secondary wall sign can be a maximum of

fifty percent (50%) of the maximum allowable signage for the same wall. The petitioner is requesting a second sign for the drive-through canopy facing Highland Avenue, which is set back forty feet (40') from the nearest property line. This distance, according to the Sign Ordinance, does not allow a second wall sign, unless the petitioner receives a variation.

The purpose of the "DRIVE THRU PHARMACY" sign is to indicate the location of the pharmacy for those wishing to use the drive through facility. The other signage on this wall will measure approximately one hundred (100) square feet. The proposed sign is approximately thirteen (13) square feet (10" x 15'2"). It does not add a significant amount of sign surface area to the total signage on the west side (Highland Avenue) of the building. In addition, the site is located in a heavy commercial intersection, surrounded by businesses with substantial signage.

#### **FINDINGS AND RECOMMENDATIONS**

Staff finds that the proposed Plat of Resubdivision meets the requirements of the Sign Ordinance. 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 Sign Ordinance; and therefore, I move that the Plan Commission recommend to the Corporate Authorities approval of the Plat of Resubdivision and approval of the variation associated with PC 99-20:

1. That the "DRIVE THRU PHARMACY" sign be constructed in substantial compliance with the sign elevations prepared by Hirsch Associates, dated April 9, 1999.

Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Director of Community Development

ACW:jd

att  
c. Petitioner