

June 5, 2008

Mr. William J. Mueller,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 08-07: 2800 S. Highland (Patio Restaurant)**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner is requesting amendments to Ordinance 6085, which granted zoning and site plan approval of a fast-food restaurant with a conditional use for a drive-through establishment/service and wall signage deviations for property within the Highlands of Lombard B3 Planned Development; in the following respects:

1. Amendments to the conditions of approval to provide for alternate building elevations; and
2. A further deviation from Section 153.505 (B)(19)(a)(2) of the Sign Ordinance to allow for an additional wall sign on the south elevation of the single-tenant building.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on May 19, 2008. Chairperson Ryan asked if there was anyone to cross-examine the witnesses. Hearing none, he requested that the petitioner begin their presentation.

James Howard Architect for Knauer Incorporated, 720 Waukegan Road, Deerfield, presented the petition. He stated that the intent is to provide alternate building elevations, in keeping with the Highlands development. The plans were originally approved in August. The materials and elevations were somewhat severe and contemporary. Their firm was retained to establish elevations that were more fitting with the development. He showed a sample of the building materials. He presented the north and west elevations. The brick color has been revised to a more red/brown color which is more fitting with the surrounding sites. They added vertical planes of stone material around the building which is the same stone in the water retention and surrounding buildings.

In addition to the change of elevations, they also requested signage relief on the south elevation. There are two wall signs - one set half way back and one on the south elevation. The outdoor dining area was also reworked. The footprint remains the same but now includes a fireplace. He then showed a picture of the outdoor dining area with landscaping.

Chairperson Ryan then opened the meeting for public comment. There was no one present to speak in favor of or against the petition.

William Heniff presented the staff report, which was submitted to the public record in its entirety. In August, 2007 the Plan Commission held a public hearing to consider zoning actions pertaining to a proposed 9,500 square foot fast-food restaurant to be located within the Highlands of Lombard Planned Development (PC 07-26). Included within this petition was a request for approval of a two-lot plat of resubdivision; a conditional use for a drive-through establishment/service; site plan approval for a fast-food restaurant establishment and a deviation from the Sign Ordinance to allow more than one wall sign on a single-tenant building and site plan approval for the proposed freestanding sign. The petition was ultimately approved by the Village Board.

Since that approval date, the petitioner acquired the subject property and is intending on proceeding with his restaurant plans. The petition primarily consists of modifications to the exterior building elevations. The petition still intends to follow the approved site plan and the restaurant building will not change in location or gross area. As a companion to their request, they are also seeking consideration of a second wall sign on the south building elevation.

He stated that the subject property is bordered on the south by an existing commercial retail strip center and bank with drive-through. The Highlands III retail center now under development is west of the site, and Yorktown Center is located across Highland Avenue to the east. The proposed use is compatible with the existing businesses and the Comprehensive Plan.

He then noted the 2007 conditions of approval associated with Ordinance 6085 and how they relate to the planned development. The Patio Restaurant's initial design was intended to blend the common elements established within the planned development within a modern building architectural design. However, the latest submittal removes many of the modern/contemporary design elements such as the peaked glass entrance with more horizontal roof lines. The proposed elevations also incorporate a larger percentage of fieldstone, changing the brick color, alter the roof pitch by lowering the roof structure heights.

The planned development requires 70 percent of all exterior facades to be made up of stone, brick, split face block or cedar, exclusive of glass. The revised Patio Restaurant elevations meet this provision as well. The petitioner is seeking to "darken" the selected brick type beyond that which was originally considered approved within the Ordinance. Regarding the stone elements

within the restaurant building, the petitioner notes that the intent is to provide limestone/fieldstone materials to the fireplace element.

The petitioner's plans still provide an outdoor dining component with the restaurant. The latest submitted plan set depicts how the dining area will be oriented and operated. They are contemplating an outdoor fireplace as an accent element, for which staff would consider a minor change. As the refined changes are not deemed to constitute an expansion to the outdoor service/dining area, no further actions need to be taken regarding this element.

He then discussed the signage request. The petitioner's revised building elevations show two signs on the south wall. As the approval Ordinance only provided for one sign per elevation, they also are seeking considering of the second sign on the south elevation. In discussions with the petitioner, staff raised concerns regarding multiple wall signs on a single building elevation. Staff noted the recent denial of multiple wall signs for Sweet Tomatoes within the Highlands of Lombard planned development on the east elevation for precedence.

The petitioner notes that the wall sign on the left (west) is intended to break up the building mass, similarly to the wall signage that was approved in the 2007 application, staff notes that refinements to the metal banding or masonry materials can also perform the same function. The Amcore Bank building would largely block the sign on the south elevation. As it would not be an identifying element for motorists, it does not serve a valued purpose. Allowing the petitioner to display multiple wall signs on a single elevation would set a precedent for granting the same relief to other tenants within the Highlands of Lombard and there is no hardship or unique circumstance that warrants consideration of the additional wall sign. Staff does not support the requested additional wall signage deviation.

Chairperson Ryan then opened the meeting for comments among the Commissioners.

Commissioner Sweeter stated that in terms of walking up to a building, it can be very disconcerting if there is no signage to identify the building even if you are very sure. She suggested something on the glass or door. Mr. Howard stated that it could be done, but to put a sign in the glass would ruin the cleanness of the look. He then showed the structure that is set back on the same elevation but not on the same facade.

Chairperson Ryan suggested that the sign could be centered. Mr. Howard noted the distinct locations of the signage and stated that if the sign did not appear on the busier side, customers may miss it.

After due consideration of the petition and testimony presented, the requested amendment to Ordinance 6085 complies with the standards required by the Lombard Sign Ordinance and the Lombard Zoning Ordinance and is consistent with the Highlands of Lombard Planned Development, and that granting such relief is in the public interest. However, granting of relief for the second wall sign on the south building elevation does not meet the standards set forth in

the Zoning and Sign Ordinance and is not compatible with the Highlands of Lombard planned development. Therefore, the Plan Commission accepted the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and recommends to the Corporate Authorities **approval in part** of PC 08-07, subject to the following conditions:

A. That the conditions of approval of Ordinance 6085 shall be amended to read in its entirety as follows:

1. The site improvements shall be constructed in compliance with the submitted plans included within the plan submittal packet prepared by James Papaoutsis Design Architect, updated August 10, 2007 (including the site plans and freestanding sign proposal); the Preliminary Engineering Plans, prepared by Hoefflerle-Butler Engineering, Inc, dated July 12, 2007; the Landscape Development Plan, prepared by Trippiedi Design Landscape Architect, dated July 13, 2007; the Plat of Resubdivision, prepared by Spaceco Inc., dated July 2, 2007; and the Photometric Plan, prepared by Zolter Electric, dated June 7, 2007 (sic.) and made a part of this petition, except as amended by the conditions of approval. The concept building elevations (exclusive of the second wall sign on the south elevation) shall be constructed in compliance with the submitted plans included within the plan submittal packet prepared by Knauer, Incorporated.
2. The petitioner shall meet all development and building codes of the Village of Lombard and shall follow the provisions set forth within the Highlands of Lombard planned development approval.
3. The proposed freestanding sign shall be placed outside of any easement areas. The freestanding sign exterior shall be of a limestone/fieldstone material, consistent with the signage previously approved within the planned development. Moreover, the sign cabinets shall be designed in a manner that minimizes exterior light glare.
4. The wall signage approval shall only be for the four exterior "The Patio" signs as depicted on the exterior elevations as depicted on the C2 South Elevation plan, prepared by Knauer, Incorporated. All wall signs on the proposed buildings must be of a channel letter design.
5. In the event that the proposed restaurant is not developed concurrent with the proposed Highlands III development, the petitioner shall install requisite parking stalls and drive aisles to ensure full access and circulation around the proposed center.

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6. The approved masonry materials for the building shall be consisted with the material board sample prepared by Knauer, Incorporated and submitted as part of the petition. Any deviation from this material shall be subject to the review and approval by the Director of Community Development.

Respectfully,

**VILLAGE OF LOMBARD**

Donald F. Ryan  
Lombard Plan Commission

c. Petitioner  
Lombard Plan Commission

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