

July 28, 2014

Title

PC 14-17

Petitioner

Merlin Corporation
3815 E. Main Street, Suite D
St. Charles, IL 60174

Property Location

B3, B4, and B4A Zoning
Districts

Approval Sought

Text amendments to Section 153.505 (B)(6)(c)(ii), B3, B4, and B4A Community Shopping District Requirements to change the setback of a freestanding sign from seventy-five (75) feet from the centerline of a state right-of-way to five (5) feet from the front property line.

Submittals

1. Petition for a public hearing,
2. Plat of Survey, dated September 12, 2000; and
3. Proposed new sign, dated May 30, 2014, from Grate Signs.

Prepared By

Jennifer Ganser
Assistant Director

DESCRIPTION

The petitioner, Merlin Corporation, requests a text amendment to Section 153.505 (B)(6)(c)(ii), B3, B4, and B4A Community Shopping District Requirements to change the setback of a freestanding sign from seventy-five (75) feet from the centerline of a state right-of-way to five (5) feet from the front property line.

Recently, Merlin Corporation located at 234 W. Roosevelt Road inquired about a variance from the setback requirement for a freestanding sign. The required setback is seventy-five (75) feet from the centerline of a state right-of-way. Upon review, staff, with concurrence from the petitioner, decided to proceed forward with a text amendment. The B1 and B2 districts have a setback of five (5) feet from the street right-of-way for a freestanding sign. Staff proposes using the same language in the B3, B4, and B4A districts to ensure consistency within the Code. A five (5) foot setback provides additional separation from the right-of-way and other existing utilities placed with the right-of-way. Furthermore, some streets, such as North Avenue, are approximately two hundred (200) feet wide and a seventy-five (75) feet requirement would make such a regulation meaningless. The attached maps demonstrate the 75 foot setback from the centerline and the new proposed five (5) foot setback.

Merlin proposes to reduce the size of sign from 6' x 12' to 5' x 10', a thirty percent (30%) reduction. The sign would be lowered from 18' to 13'8" and flag mounted to the existing southern pole. The existing sign is currently 60' from the centerline.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding the proposed text amendments to the Sign Ordinance.

Fire Department:

The Fire Department has no issues or concerns regarding the proposed text amendments to the Sign Ordinance.

Private Engineering Services:

Private Engineering Services has no comments regarding the proposed text amendments to the Sign Ordinance.

Public Works:

The Department of Public Works noted that the property owner shall ensure that the sign is not installed on or over other properties, such as the State right-of-way. The petitioner provided an updated plat of survey from September 12, 2000 that demonstrates the entire sign will be on private property.

Planning Services Division:

Staff and the Village Board of Trustees have supported past variations from the centerline as shown below.

PC/ZBA case	Address
SPA 13-01ph	1-378 Yorktown Center
PC 11-25	321-395 E. Roosevelt Road
PC 06-11	300 E. Roosevelt Road
PC 06-06	844 E. Roosevelt Road
ZBA 05-18	105-121 E. Roosevelt Road
PC 98-11	844 E. Roosevelt Road

Staff proposes the following text amendments in **bold and underline**. Deletions are denoted by a ~~strikethrough~~.

EXISTING & PROPOSED REGULATIONS

§153.505 B3, B4, and B4A Commercial Shopping District Requirements

(B) (6) (c) (ii)

i) The leading edge of freestanding signs shall not protrude beyond the edge of the adjacent right-of-way unless specifically regulated below.

ii) ~~Any freestanding sign fronting on a state right-of-way shall be set back not less than seventy-five (75) feet from the centerline of the adjacent right-of-way.~~ **The leading edge of freestanding signs shall be set back a minimum of five (5) feet from the street right-of-way.**

STANDARDS FOR TEXT AMENDMENTS

For any change to the Zoning Ordinance, the standards for text amendments must be affirmed. The standards and staff comments are noted below:

1. *The degree to which the proposed amendment has general applicability within the Village at large and not intended to benefit specific property;*

The text amendment is generally applicable to all properties in the B3, B4, and B4A zoning districts. The new setback would be consistent with regulations in the B1 and B2 district. A five (5) foot setback provides additional separation from the right-of-way and other existing utilities placed with the right-of-way. Staff and the Village Board of Trustees have supported variations from the centerline requirement in the past.

2. *The consistency of the proposed amendment with the objectives of this ordinance and the intent of the applicable zoning district regulations;*

The proposed text amendments still allow for freestanding signs in the B3, B4, and B4A districts.

3. *The degree to which the proposed amendment would create nonconformity;*

The proposed text amendment is additive in nature and would allow for a setback of greater than five (5) feet. Staff and the Village Board of Trustees have supported variations from the centerline requirement in the past.

4. *The degree to which the proposed amendment would make this ordinance more permissive;*

The proposed amendment is more permissive to the extent that it is a reduced setback. Staff finds this to be acceptable since the regulations would be consistent with B1 and B2 freestanding sign regulations. A five (5) foot setback provides additional separation from the right-of-way and other existing utilities placed with the right-of-way. Staff and the Village Board of Trustees have supported variations from the centerline requirement in the past.

5. *The consistency of the proposed amendment with the Comprehensive Plan; and*

Staff finds that the proposed amendments would be consistent with the Comprehensive Plan.

6. *The degree to which the proposed amendment is consistent with village policy as established in previous rulings on petitions involving similar circumstances.*

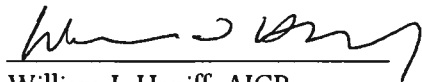
The Village has a history of amending its Sign Ordinance to address evolving circumstances presented by petition or by recognizing a desire to amend the code to address desired code regulations. The proposed amendments are consistent with established Village policy in this regard.

FINDINGS & RECOMMENDATIONS

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 Ordinance. As such, 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 requested text amendments **comply** with the standards required by the Village of Lombard Zoning Ordinance; 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 I recommend to the Corporate Authorities **approval** of PC 14-17.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

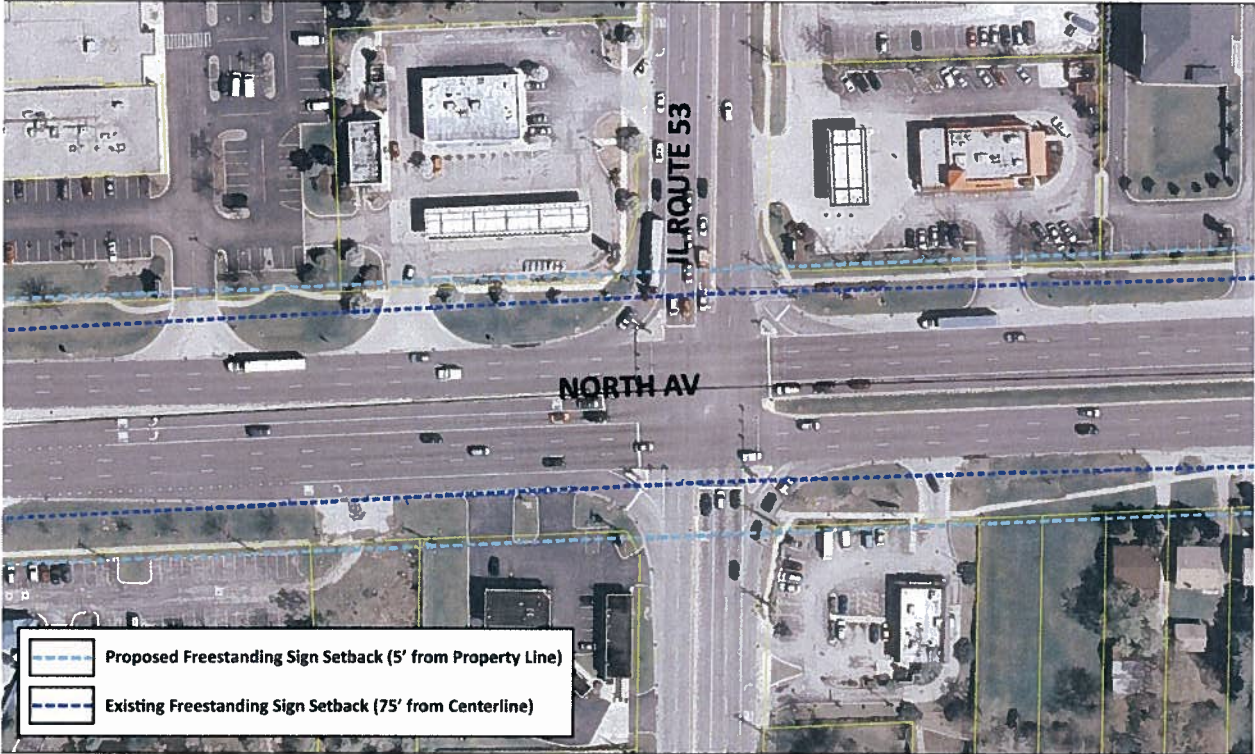
c. Petitioner

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Butterfield Road Centerline



North Avenue Centerline

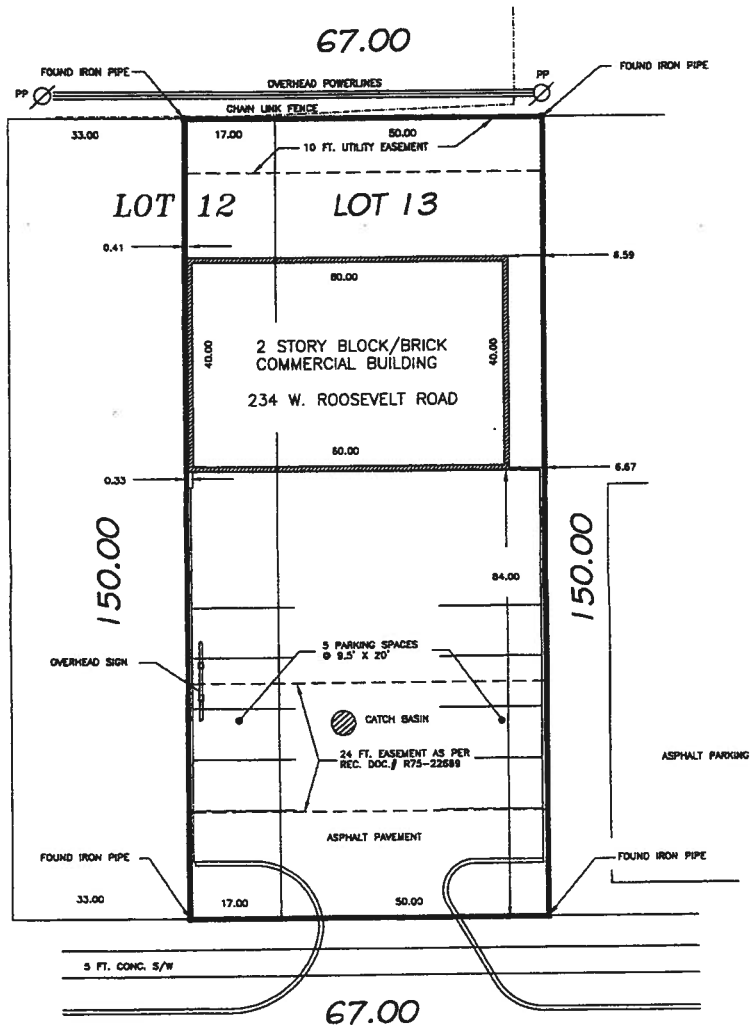


Roosevelt Road Centerline



PLAT OF SURVEY

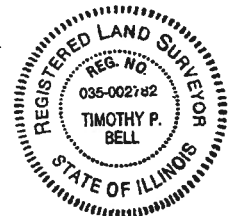
LOT 12 (EXCEPT THE WEST 33 FEET THEREOF) AND ALL OF LOT 13 IN BLOCK 5 IN ROOSEVELT CREST, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 1930 AS DOCUMENT 298665, IN DUPAGE COUNTY, ILLINOIS.



ROOSEVELT ROAD

I HEREBY CERTIFY TO: THE WEST SUBURBAN BANK, DANIEL & NANCY HESS, AND TCF BANK, THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON AND THIS PLAT IS A CORRECT REPRESENTATION OF THAT SURVEY AND THAT I AM A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ILLINOIS.

Timothy P. Bell 9/12/00
 ILLINOIS REGISTERED
 LAND SURVEYOR NO. 2782



Merlin CORPORATION

3815 E. Main Street, Suite D
St. Charles, IL 60174-1488

Main 630.513.8200
Direct 630.513.8207
Fax 630.513.1388

June 16, 2014

HAND DELIVERED WITH SIGN VARIANCE REQUEST

Ms. Jennifer Ganser
Assistant Director of Community Development
Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148

RE: Road Sign Variance Request for Merlin 200,000 Miles Shop, 234 W. Roosevelt Road, Lombard

Dear Ms. Ganser:

I am respectfully submitting herewith a road sign variance request pursuant to our recent discussions. We would appreciate being on the July 21 Plan Commission agenda.

We would like to reduce the size of the sign from 6'X12' to 5'X10', a 30% reduction. We would also like to lower the sign from 18' to 13'8". Then, the new sign would be flag mounted to the existing south pole. Our new sign will be about 8'6" in from the sidewalk.

The change requested does not compromise any of Lombard's Standards for Variations. It would still be set back farther than several neighboring signs.

Please contact me with any questions.

Thank you,

MERLIN CORPORATION



Mark M. Hameister
Director, Market Development

MMH:mmh
Enclosures (Variance Request Package)

**Refurbish Existing Double Face Sign
and Mount on Modifed Existing Supports**

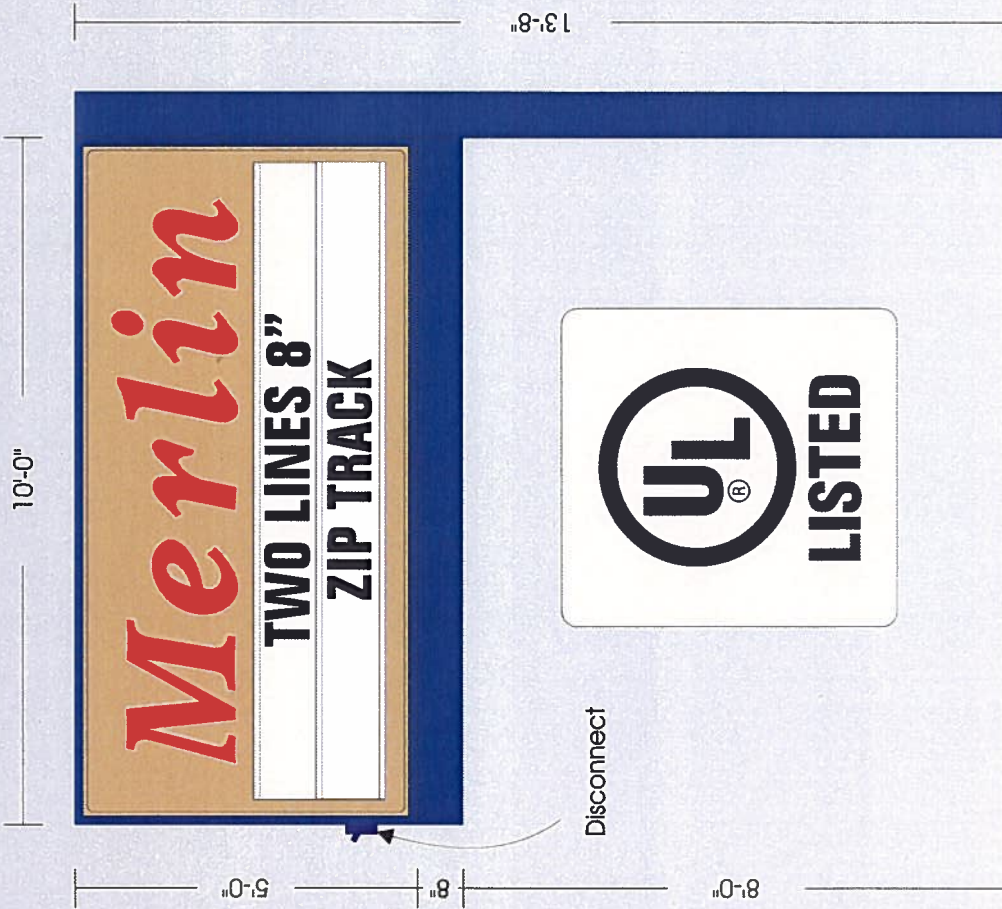
1½" Pan-Formed Faces, Background Painted Opaque Chrysler Gold

Cabinet & 1 ½" Retainer Painted Reflex Blue

"Merlin" - Translucent Red & White ¾" Embossed Letters,

Changeable Text Board - 2-Line 8" Changeable Copy Zip Track

Remove North Pole and Reuse an 8' Section
as Horizontal Support for New Sign on South Pole



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COMPUTER GENERATED COLORS ARE NOT A TRUE GRATE SIGNS! MATCH TO ANY PMS, VINYL, OR PAINT.
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Client: Merlin - Lombard	Drawing #: 14-0196
Approved:	Date: 5-30-14
Scale: 3/8" = 1'	Rev Date:
Sales: Linda	Rev By:
	Drawn By: SJV

234 W Roosevelt Rd, Lombard, IL 60148, USA

Existing sign is approximately 60 ft. from center line of Roosevelt Road.

Leading edge of new sign to be approximately 52.5 ft. from center line of Roosevelt Road

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