

October 21, 2019

Title

PC 19-22

Petitioner

Maemar PC Architects
Mehran Farahmandpour
3996 RFD Orchard Lane
Long Grove, IL 60047

Property Owner

Villages II, LLC
5005 W. Touhy, Suite 200
Skokie, IL 60077

Property Location

1300-1366 S. Finley Road

Zoning

R5PD – International Village
Planned Development

Existing Land Use

Apartment complex

Comprehensive Plan

Medium Density Residential

Approval Sought

Approval of a major change to the International Village Planned Development to provide for the placement of freestanding signs

Prepared By

Anna Papke, AICP
Senior Planner



LOCATION MAP

DESCRIPTION

The International Village Apartment property contains a freestanding sign at the Finley Road and Roosevelt Road entrances. The sign at the Finley Road entrance is located in a landscape island within the main entrance driveway. The petitioner proposes to replace this sign with two new freestanding signs, one on each side of the driveway. No changes are proposed for the Roosevelt Road sign.

The property is located in the International Village Planned Development. The standards for the Planned Development specifically regulate the number and size of signs permitted on the property. The new freestanding signs require an amendment to the planned development.

EXISTING CONDITIONS

The subject property is developed with the International Village Apartments complex.

APPROVAL(S) REQUIRED

Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Code of Ordinances, amend the International Village Planned Development, as established by Ordinance No. 1433 and amended by Ordinance No. 2660, in order to provide for the placement of freestanding signs.

Project Details

Parcel Size: 40.4 acres
Sign face area (per sign): 23.3 square feet
Sign height: Seven feet

Requested Actions

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Code of Ordinances, amend the International Village Planned Development, as established by Ordinance No. 1433 and amended by Ordinance No. 2660, in order to provide for the placement of freestanding signs.

Submittals

1. Petition for public hearing, dated September 13, 2019;
2. Project narrative and response to standards for planned developments with other exceptions, dated September 13, 2019;
3. A.L.T.A./A.C.S.M. Land Title Survey, prepared by Krisch Land Surveying, LLC, dated December 11, 2011;
4. Sign plans, prepared by Maemar P.C., dated September 12, 2019; and
5. Sign renderings, prepared by Maemar P.C., dated September 12, 2019.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has no comments on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

Private Engineering Services (PES):

PES notes that as proposed, drainage on the site will be directed toward the signs. Provisions for drainage will need to be addressed during permit review. Additional comments may be forthcoming during permit review.

Public Works:

Public Works has no comments on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

Planning Services Division:

The Planning Services Division notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning	Land Use
North	B4PD/ B4A	Lombard Toyota, Dania Furniture
South	R2	Single-family residences
East	R5PD	Pointe West Condos
West	B4 (Dupage County	Single-family residences

The subject property is an existing multi-family apartment complex with signage at the Finley Road and Roosevelt Road entrances. The area surrounding the subject property is developed with a mixture of commercial and residential uses. The proposed signs are compatible with the surrounding area.

2. Comprehensive Plan Compatibility

The Comprehensive Plan designates this property as suitable for medium density residential development. The proposed signage is consistent with the type of signs typically found in multi-family apartment complexes.

3. Major Change to a Planned Development and Sign Ordinance Compatibility

Signs in the International Village Planned Development are regulated by Ordinance 1433, which established the Planned Development in 1968. Ordinance 1433 contains specific regulations for size and number of signs on the property. The below table summarizes the signage permitted by Ordinance 1433 and the proposed signage.

Location	Permitted by Ord. 1433	Proposed
Finley Road entrance	One sign Maximum height: 10' Maximum width: 8'	Two signs Proposed height of sign face: 2'4" Proposed width of sign face: 10' Sign area (10' x 2'4"): 23.3 SF Proposed height of monument sign base: 8'6" Proposed width of monument sign base: 21'2"
Roosevelt Road entrance	One sign Maximum height: 10' Maximum width: 8'	No change proposed

The petitioner requests a major change to the International Village Planned Development in order to allow for two signs at the Finley Road entrance to the subject property. The existing sign is located in the landscape island within the driveway. In this location, the sign is within the clear line of sight area around



Existing sign in landscape island.

the driveway. In the response to standards, the petitioner notes that the existing sign obstructs views for vehicles and pedestrians entering the site from Finley Road. The petitioner proposes two single-sided signs, one on each side of the driveway, outside the clear line of sight. Installing two signs outside the clear line of sight will improve safety at the entrance while also making the signs visible for traffic traveling in both directions on Finley Road.

The proposed signs will have a sign face of 23.3 square feet installed against a brick monument sign base. The underlying zoning on the property is R5, which allows residential subdivision signs of up to 32 square feet. At 23.3 square feet, the proposed signs will be similar in scale to the signage allowed on other multi-

family developments within the Village. The area surrounding the monument sign will be landscaped, providing an additional aesthetic benefit to the subject property.

Staff finds the requested major change to the International Village Planned Development is consistent with the standards of the Lombard Zoning Ordinance, and supports the request.

SITE HISTORY (SINCE CREATION OF INTERNATIONAL VILLAGE PLANNED DEVELOPMENT)

1968: International Village Planned Development with sign provisions established (Ordinance 1433).

PC 84-3: Amending the Planned Development as it relates to accessory uses (Ordinance 2660).

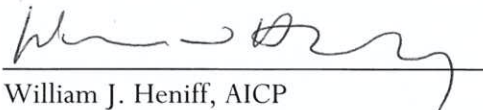
ZBA 08-15: Variation for fence height and width of supporting columns in clear line of sight (Ordinance 6291).

FINDINGS & RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards for a major change to a planned development, as established by the Lombard 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 testimony presented, the proposed major change to a planned development **complies** with the standards required by the Village of Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 19-22, subject to the following conditions:

1. That the petitioner shall develop the sign in substantial accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
3. Pursuant to the Zoning Ordinance, construction of the sign shall commence within one (1) year from the date of approval of the ordinance, or this approval shall become null and void unless a time extension has been granted by the Village Board.


William J. Heniff, AICP
Director of Community Development

c. Petitioner

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