

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) _____
Recommendations of Boards, Commissions & Committees (Green) _____
Waiver of First Requested _____
Other Business (Pink) _____

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: David A. Huliseberg, Village Manager

DATE: April 27, 2009 (BOT) Date: May 7, 2009

TITLE: PC 09-05: 300-312 S. Main Street

SUBMITTED BY: Department of Community Development

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. This petition requests that the Village take the following action on the property located within the B5APD Central Business District Planned Development:

Pursuant to Section 155.504(A) of the Lombard Zoning Ordinance (major changes to a planned development), amend the conditional use for the Prairie Path Villas Planned Development, as established by Ordinance 5802, to allow for modifications to the approved signage plan. (DISTRICT #1)

The Plan Commission recommended denial of this petition.

Please place this item on the May 7, 2009 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____
Finance Director X _____
Village Manager X _____
Date _____
Date _____
Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: David A. Hulseberg, Village Manager

FROM: William Heniff, AICP
Director of Community Development *WHD*

DATE: May 7, 2009

SUBJECT: PC 09-05: 300-312 South Main Street (Prairie Path Villas)

Attached please find the following items for Village Board consideration as part of the May 7, 2009 Village Board meeting:

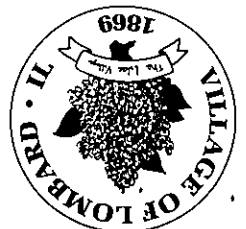
1. Plan Commission referral letter;

2. IDRRC report for PC 09-05 and;

3. Plans associated with the petition.

The Plan Commission recommended denial of the zoning actions associated with the petition.

VILLAGE OF LOMBARD
 255 E. Wilson Ave.
 Lombard, Illinois 60148-3931
 (630) 620-5700 Fax (630) 620-8222
 www.villageoflombard.org



May 7, 2009

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

William J. Mueller
 Village President
 Brigitte O'Brien
 Village Clerk

Subject: PC 09-05; 300-312 South Main Street (Prairie Path Villas)

Greg Alan Gron, Dist. 1
 Richard J. Tross, Dist. 2
 John "Jack" T. O'Brien, Dist. 3
 Dana L. Moreau, Dist. 4
 Laura A. Fitzpatrick, Dist. 5
 Rick Soderstrom, Dist. 6

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village take the following action on the subject property:

1. Pursuant to Section 155.504(A) of the Lombard Zoning Ordinance (major changes to a planned development), amend the conditional use for the Prairie Path Villas Planned Development, as established by Ordinance 5802, to allow for modifications to the approved signage plan.

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses create a distinctive sense of spirit and an outstanding quality of life."

Dan Coffey, 1300 S. Finley Road, Suite 103, Lombard, presented the petition. He explained that he purchased a business condo unit in the Prairie Path Villas for his business. He indicated that about 6 months ago he inquired about signage with the Village and initially thought the panel sign was acceptable. It was not until Mr. Pyter from Olympic Sign submitted details to the Village that the provisions regulating the site came to light. Mr. Coffey explained that David George, the developer of the building, indicated to him that the Planned Development allowed for more signage and awnings. He was not aware of the channel lettering requirement until staff made reference to the planned development ordinance and the Main Street Place requirements. He indicated that these are tough economic times and that the channel letter sign is much more expensive - \$16,500 versus \$3,700. Mr. Coffey said that financing is limited and cannot afford the more expensive sign. He also stated that Mr. George, owner and president of the association, preferred the appearance of the panel sign and having individual letters attached to the wall would create maintenance problems.

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Village Manager
 David A. Hulseberg

He continued that there were concerns about his responses to standards being an obstruction or distraction and don't believe they will do that. He said it is important to have a lit sign because he works late and his patients are accustomed to him staying open until 9 p.m. Without the proper signage, it would make it difficult to find his business. He mentioned the parking being in the back of the building and that his clients may miss the turn onto Ash. He respects Community Development's passion and desires to improve Lombard. He indicated that he plans to be here for many years. He said he is in a bad situation now with financing and so he needs the Commissioners' help. If the petition is denied it will delay his ability to get the proper signage to get downtown going. He added that he cares about Lombard, serving on the Board of Directors for Chamber of Commerce, Rotary and Lombard Town Centre. He said that he would not let a sign go up that doesn't represent Lombard nor will David George. He believes that the panel type sign would look visually better, satisfy the Commissioners and allow him to support his family and employees with the additional savings.

Chairperson Ryan opened the meeting for public comment.

Tom Knapp spoke in support of the request and provided additional documents. He indicated that he is the architect for Mr. Coffey's office space and is also the Vice President of the Lombard Town Centre. He also stated that he is representing himself and the Lombard Town Centre. He said that although he was only the architect to assist Mr. Coffey with his build-out, he got involved once he learned about the signage issues. He indicated that he contacted staff inquiring about the signage provisions and was told the sign was acceptable. He said that the petitioner proceeded with a sign contractor to put a formal proposal together and submit it to the Village. The sign was rejected and he set up a meeting with Village staff to discuss the matter. He stated that staff did not provide him with anything in writing explaining the requirements. He said the sign meets the zoning requirements and that the Planned Development was unclear. He suggested a better process for business owners with regards to signage approval.

Chairperson Ryan then requested the staff report.

Stuart Moynihan, Associate Planner, presented the staff report. Staff drafted the IDRC report to submit to the public record in its entirety. The petitioner, Dr. Daniel Coffey of D.C. Spinal Wellness and Sport Rehabilitation, is proposing to install a box style wall sign on the eastern facade of the Prairie Path Villas building. Ordinance 5802 (PC 05-43), approved the Prairie Path Villas Planned Development. As part of the approvals, all wall signage associated with the development was to be in accordance with the approved elevation plan as shown on exhibit "A". In addition, as a condition of approval, signage associated with the development was to consist of channel letters. Since the proposed new sign would not be of a design or in a location approved as part of Ordinance 5802, a planned development amendment is required.

Mr. Moynihan stated that the petitioner is proposing to install a box style wall sign at Prairie Path Villas located at 310-312 S. Main St. The wall sign is proposed to be installed on the eastern elevation of the building and will face Main Street. The petitioner is the owner of the far northern commercial condominium unit on the Main Street side of the building. The proposed sign would be installed above the awning just south of the Main Street entrance to this unit. As the sign is proposed to be placed in a location not depicted on the approved building elevations,

an amendment to the planned development for signage location would be necessary. In addition, the planned development required that all exterior wall signs on the building be of a channel letter design. As the proposed sign consists of a single interiorly illuminated aluminum cabinet, the petitioner is requesting that the conditional use for a planned development be amended to allow a box style wall sign.

The Comprehensive Plan identifies the site for Community Commercial uses. The existing use is therefore consistent with the Comprehensive Plan.

The subject property is bordered by other commercial uses, a recreational pathway, and multi-family housing. The proposed signage is not expected to negatively impact the surrounding land uses. The request is generally compatible with the surrounding land uses.

Compatibility with the Sign Ordinance

In PC 05-43, Prairie Path Villas was granted the following deviations related to signage:

- g) A deviation from Sections 153.211(F) and 153.508(B)(19)(a) of the Sign Ordinance to allow for awning and canopy signs to be displayed in conjunction with wall signs;
- h) A deviation from Section 153.508(B)(19)(c) to allow for more than one wall sign per street frontage; and

The deviation for the number of signs was supported by staff to allow a sufficient number of signs to identify the individual commercial tenants in the building. The use of mixed signage was supported by staff to promote the aesthetic effect of breaking up the building's street elevations. The intention was to contribute to the impression of a series of separate buildings, effectively reducing the single, larger building to a more pedestrian scale.

The petitioner's proposed wall sign would be installed on the eastern elevation of Prairie Path Villas. The proposed signage measures four feet (4') by twelve feet (12') for a total of forty-eight (48) square feet. The Sign Ordinance requires that the total sign area of all wall signs on a property in the B5A District shall not exceed one times the lineal front footage of the property and that no one wall sign shall exceed fifty (50) square feet. Therefore, no variation for signage area is necessary as the proposed wall sign does meet the pertinent regulations.

Staff also notes that the petitioner has indicated on his submitted permit plans that his tenant space has sixty feet (60') of frontage along Main Street. The proposed signage area would only make use of forty-eight feet (48') of frontage along Main Street.

Ordinance 5802 which established the Prairie Path Villas Planned Development requires that wall signage be of a channel letter design. The following conditions are applicable to this petition:

- 3. As part of the building permit submittal, the petitioner shall satisfactorily address the comments included as part of the Inter-Departmental Review Report.

- 9. The proposed wall and awning signs on the building shall be designed and located on the building consistent with the submitted plans.

Regarding Condition 3, staff made several comments concerning signage in the Inter-Departmental Review Report of PC 05-43. Among those comments were the following:

- "Based upon the submitted elevations, two deviations are required - a deviation from Sections 153.211(F) and 153.508(B)(19)(a) of the Sign Ordinance to allow for awning and canopy signs to be displayed in conjunction with wall signs, and a deviation from Section 153.508(B)(19)(c) to allow for more than one wall sign per street frontage."

- "The petitioner's request for a mixed sign package is intended to break up the scale of the building along Main Street to give it the appearance of multiple structures at a pedestrian level. The awning signage is meant to "frame" the center facade of the Main Street elevation, while the other wall sign elements identify the respective business establishments."

- "Staff would be supportive of this request provided that the wall signage follows the same guidelines the Village has approved for many recent developments, including the Main Street Place planned development (SPA 05-05), kitty-corner to the site. These provisions include the requirement that all wall signage to be installed on the building shall be of a uniform design and shall be placed on the building in accordance with the wall sign package as depicted on the submitted building elevations."

As noted above in the IDRC and as a condition of approval, signage in the Prairie Path Villas Development was to be of a uniform design and placed according to submitted building elevations, same as the guidelines established for Main Street Place at 229 S. Main Street (SPA 05-05). That development was approved with the following condition:

1. All wall signage to be installed on the subject property shall be of a channel letter design and shall be placed on the building in accordance with the wall sign package as depicted on the submitted building elevations.

The approval of Prairie Path Villas was conditioned that it meet the same signage design standards required at Main Street Place, specifically channel letter design, and that the signage be located as depicted on the approved plans. These conditions were recommended by staff and approved by the Village Board as a means to improving the overall quality and uniformity of signage design and to ensure consistency in location. As the approved plans were interpreted during the public hearing to be consistent with the requirement for channel letter signs, there was no condition written as part of Ordinance 5802 which specifically stated that channel letter signs would be required at Prairie Path Villas.

It is the opinion of staff that these amendments could potentially reduce the quality of signage on the building and the quality of the development as a whole. A future tenant could replace this box style wall sign with one of an inferior quality. If other signs on the building are to be channel letter in design, a box style sign would also degrade the uniformity of the signage package which was preferred in PC 05-43. Staff also notes that the approval of these

amendments may set a precedent for other tenants in the Prairie Path Villas building and other nearby buildings, such as Main Street Place, should they desire to install box style wall signs.

The Planned Development was designed to ensure unified and compatible design of buildings and signage, as authorized in Section 155.502 (D) of the Zoning Ordinance. Staff finds that the proposed amendment to the Planned Development will reduce the quality of signage on the building and the quality of the development as a whole. Therefore staff recommends denial of the request.

If the Plan Commission does determine that proposed amendments are desirable, the Commissioners may want to consider similar amendments for the entire planned development, allowing for any future signage to only meet the requirements of the Sign Ordinance. This would avoid the possible situation in which public hearings are necessary on a sign by sign basis, should similar signs be requested. The following condition could be added to any motion for approval:

1. But for the two deviations granted by Ordinance 5802, wall signs installed on the exterior elevations of the Prairie Path Villas Planned Development shall be subject only to the requirements of the Sign Ordinance.

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

Commissioner Nelson asked if the sign would be lit. The petitioner indicated it would be lit and that he needed it that way to help direct his customers.

Commissioner Sweetser indicated that since it was not specially stated that channel lettering was required that there might be a good reason for making some adjustments however she was not sure what they would be. She wanted to know if other Commissioners had any thoughts.

Commissioner Cooper suggested that the petitioner consider other types of signage that would be less expensive but still have channel letters such as steel.

Commissioner Burke suggested that the letter be back lit rather than individually lit to save costs. Commissioner Flint agreed and said there could be an alternative cost effective way to light the sign.

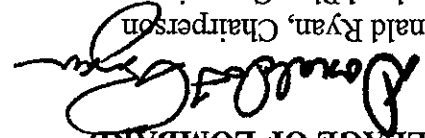
Commissioner Burke stated that he would like this to move forward and that he understands the dilemma and confusion, however based on the information they have, the signage is unacceptable and does not go well with the other signage on the building. He indicated that he is sympathetic to the petitioner regarding costs however he felt that the channel letter goes well with the building and other signage and that he was not in favor of the request.

Commissioner Sweetser suggested they grant a time period for this sign to be up and ready to go and be replaced in 2 years. She then stated that the planned development required channel letters and that the box sign appears to be like a billboard on the building. She stated that they should be consistent with the standards of the planned development since this is the first sign. She suggested to staff to review its process of giving information.

Commissioner Burke motioned to deny PC 09-05. The motion was seconded by Commissioner Flint.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposal **does not comply** with the standards required by the Lombard Zoning Ordinance; and, therefore, moved that the Plan Commission find that the findings included as part of the Inter-departmental Review Report be the findings of the Plan Commission and therefore, by a roll call vote of 6 to 0, recommends to the Corporate Authorities **denial** of the zoning actions associated with PC 09-05.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission

**VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission
FROM: Department of Community Development
PREPARED BY: Stuart Moynihan
Associate Planner

TITLE

PC 09-05; 300-312 South Main Street (Prairie Path Villas): The petitioner requests that the Village take the following action on the property located within the B5APD Central Business District Planned Development:

Pursuant to Section 155.504(A) of the Lombard Zoning Ordinance (major changes to a planned development), amend the conditional use for the Prairie Path Villas Planned Development, as established by Ordinance 5802, to allow for modifications to the approved signage plan.

GENERAL INFORMATION

Petitioner:

Dr. Daniel Coffey
310 S. Main St.
Lombard, IL 60148

Owner:

Gap Development LLC
4709 Wallbank
Downers Grove, IL 60515

PROPERTY INFORMATION

Existing Zoning:

B5APD Downtown Perimeter District/Planned Development

Existing Land Use:

A mixed-use residential/commercial condominium building.

Size of Property:

0.72 acres

Comprehensive Plan:

Within Central Business District – Mixed Use Area;
Recommends Community Commercial

Surrounding Zoning and Land Use:

North: B5A Downtown Perimeter District; developed as a Tae Kwon Do learning center
South: R2 Single-Family Residence District; developed as the Illinois Prairie Path
East: B5A Downtown Perimeter District; developed as mixed-use commercial/multiple family housing
West: R5 General Residence District; developed as multiple-family (apartment) residences

ANALYSIS

SUBMITTALS

This report is based on the following documents, which were filed with the Department of Community Development on April 9, 2009 and included within the petitioner's application packet:

1. Petition for Public Hearing
2. Narrative prepared by the petitioner, undated.
3. Applicable Response to Standards for:
 - a. Planned Developments (General Standards)
 - b. Planned Developments with Use Exceptions
 - c. Planned Developments with Other Exceptions
 - d. Variations
4. Plans for the proposed wall sign prepared by Olympic Signs, dated January 9, 2009.

DESCRIPTION

The petitioner, Dr. Daniel Coffey of D.C. Spinal Wellness and Sport Rehabilitation, is proposing to install a box style wall sign on the eastern facade of the Prairie Path Villas building. Ordinance 5802 (PC 05-43), approved the Prairie Path Villas Planned Development. As part of the approvals, all wall signage associated with the development was to be in accordance with the approved elevation plan as shown on exhibit "A". In addition, as a condition of approval, signage associated with the development was to consist of channel letters. Since the proposed new sign would not be of a design or in a location approved as part of Ordinance 5802, a planned development amendment is required.

INTER-DEPARTMENTAL REVIEW REPORT

PUBLIC WORKS

Public Works has reviewed the petition and has no comments.

PRIVATE ENGINEERING

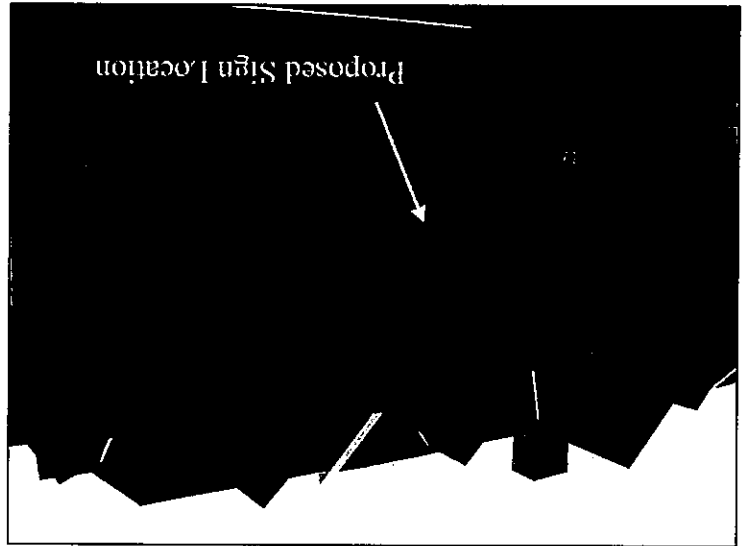
The PES Division of Community Development has no comments on the above petition.

FIRE AND BUILDING

The Bureau of Inspectional Services has no comments at this time.

PLANNING

The petitioner is proposing to install a box style wall at Prairie Path Villas located at 310-312 S. Main St. The wall sign is proposed to be installed on the eastern elevation of the building and will face Main Street. The petitioner is the owner of the far northern commercial condominium unit on the Main Street side of the building. The proposed sign would be installed above the awning just south of the Main Street entrance to this unit. As the sign is proposed to be placed in a location not depicted on the approved building elevations, an amendment to the planned development for signage location would be necessary. In addition, the planned development required that all exterior walls signs on the building be of a channel letter design. As the proposed sign consists of a single interiorly illuminated aluminum cabinet, the petitioner is requesting that the conditional use for a planned development be amended to allow a box style wall sign.



Compatibility with the Comprehensive Plan

The Comprehensive Plan identifies the site for Community Commercial uses. The existing use is therefore consistent with the Comprehensive Plan.

Compatibility with the Surrounding Land Uses

The subject property is bordered other commercial uses, a recreational pathway, and multi-family housing. The proposed signage is not expected to negatively impact the surrounding land uses. The request is generally compatible with the surrounding land uses.

Compatibility with the Sign Ordinance

In PC 05-43, Prairie Path Villas was granted the following deviations related to signage:

- g) A deviation from Sections 153.211(F) and 153.508(B)(19)(a) of the Sign Ordinance to allow for awning and canopy signs to be displayed in conjunction with wall signs;
- h) A deviation from Section 153.508(B)(19)(c) to allow for more than one wall sign per street frontage; and

The deviation for the number of signs was supported by staff to allow a sufficient number of signs to identify the individual commercial tenants in the building. The use of mixed signage was supported by staff to promote the aesthetic effect of breaking up the building's street elevations. The intention was to contribute to the impression of a series of separate buildings, effectively reducing the single, larger building to a more pedestrian scale.

The petitioner's proposed wall sign would be installed on the eastern elevation of Prairie Path Villas. The proposed signage measures four feet (4') by twelve feet (12') for a total of forty-eight (48) square feet. The Sign Ordinance requires that the total sign area of all wall signs on a property in the B5A District shall not exceed one times the lineal front footage of the property and that no one wall sign shall exceed fifty (50) square feet. Therefore, no variation for signage area is necessary as the proposed wall sign does meet the pertinent regulations.

Staff also notes that the petitioner has indicated on his submitted permit plans that his tenant space has sixty feet (60') of frontage along Main Street. The proposed signage area would only make use of forty-eight feet (48') of frontage along Main Street.

Signage Conditions of the Planned Development

Ordinance 5802 which established the Prairie Path Villas Planned Development requires that wall signage be of a channel letter design. The following conditions are applicable to this petition:

- 3. As part of the building permit submittal, the petitioner shall satisfactorily address the comments included as part of the Inter-Departmental Review Report.

- 9. The proposed wall and awning signs on the building shall be designed and located on the building consistent with the submitted plans.

Regarding Condition 3, staff made several comments concerning signage in the Inter-Departmental Review Report of PC 05-43. Among those comments were the following:

- "Based upon the submitted elevations, two deviations are required - a deviation from Sections 153.211(F) and 153.508(B)(19)(a) of the Sign Ordinance to allow for awning and canopy signs to be displayed in conjunction with wall signs, and a deviation from Section 153.508(B)(19)(c) to allow for more than one wall sign per street frontage."

- "The petitioner's request for a mixed sign package is intended to break up the scale of the building along Main Street to give it the appearance of multiple structures at a pedestrian level. The awning signage is meant to "frame" the center facade of the Main Street elevation, while the other wall sign elements identify the respective business establishments."

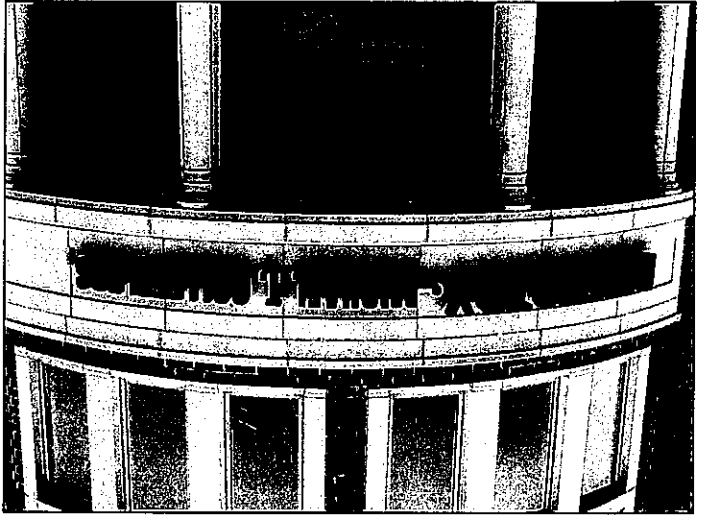
- "Staff would be supportive of this request provided that the wall signage follows the same guidelines the Village has approved for many recent developments, including the Main Street Place planned development (SPA 05-05), kitty-corner to the site. These provisions include the requirement that all wall signage to be installed on the building shall be of a uniform design and shall be placed on the building in accordance with the wall sign package as depicted on the submitted building elevations."

As noted above in the IDRC and as a condition of approval, signage in the Prairie Path Villas Development was to be of a uniform design and placed according to submitted building elevations, same as the guidelines established for Main Street Place at 229 S. Main Street (SPA 05-05). That development was approved with the following condition:

1. All wall signage to be installed on the subject property shall be of a channel letter design and shall be placed on the building in accordance with the wall sign package as depicted on the submitted building elevations.

The photograph to the left shows the channel letter signage as installed at Main Street Place.

The approval of Prairie Path Villas was conditioned that it meet the same signage design standards required at Main Street Place, specifically channel letter design, and that the



signage be located as depicted on the approved plans. These conditions were recommended by staff and approved by the Village Board as a means to improving the overall quality and uniformity of signage design and to ensure consistency in location. As the approved plans were interpreted during the public hearing to be consistent with the requirement for channel letter signs, there was no condition written as part of Ordinance 5802 which specifically stated that channel letter signs would be required at Prairie Path Villas.

It is the opinion of staff that these amendments could potentially reduce the quality of signage on the building and the quality of the development as a whole. A future tenant could replace this box style wall sign with one of an inferior quality. If other signs on the building are to be channel letter in design, a box style sign would also degrade the uniformity of the signage package which was preferred in PC 05-43. Staff also notes that the approval of these amendments may set a precedent for other tenants in the Prairie Path Villas building and other nearby buildings, such as Main Street Place, should they desire to install box style wall signs. Staff is not supportive of this request for amendments to the planned development due to the potential reduction in signage quality and the quality of the development itself.

Alternate Recommendation

If the Plan Commission does determine that proposed amendments are desirable, the Commissioners may want to consider similar amendments for the entire planned development, allowing for any future signage to only meet the requirements of the Sign Ordinance. This would avoid the possible situation in which public hearings are necessary on a sign by sign basis, should similar signs be requested. The following condition could be added to any motion for approval:

1. But for the two deviations granted by Ordinance 5802, wall signs installed on the exterior elevations of the Prairie Path Villas Planned Development shall be subject only to the requirements of the Sign Ordinance.


FINDINGS AND RECOMMENDATIONS

Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **denial** of this petition:

Based on the submitted petition and the testimony presented, the proposed amendments to a conditional use for a planned development do not comply with the standards required by the Lombard Zoning and Sign Ordinances; and, therefore, I move that the Plan Commission accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission and therefore, I move that the Plan Commission recommend to the Corporate Authorities denial of the amendments to a conditional use for a planned development associated with PC 09-05.

Plan Commission
Re: PC 09-05
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Inter-Departmental Review Group Report Approved By:



William J. Heniff, AICP

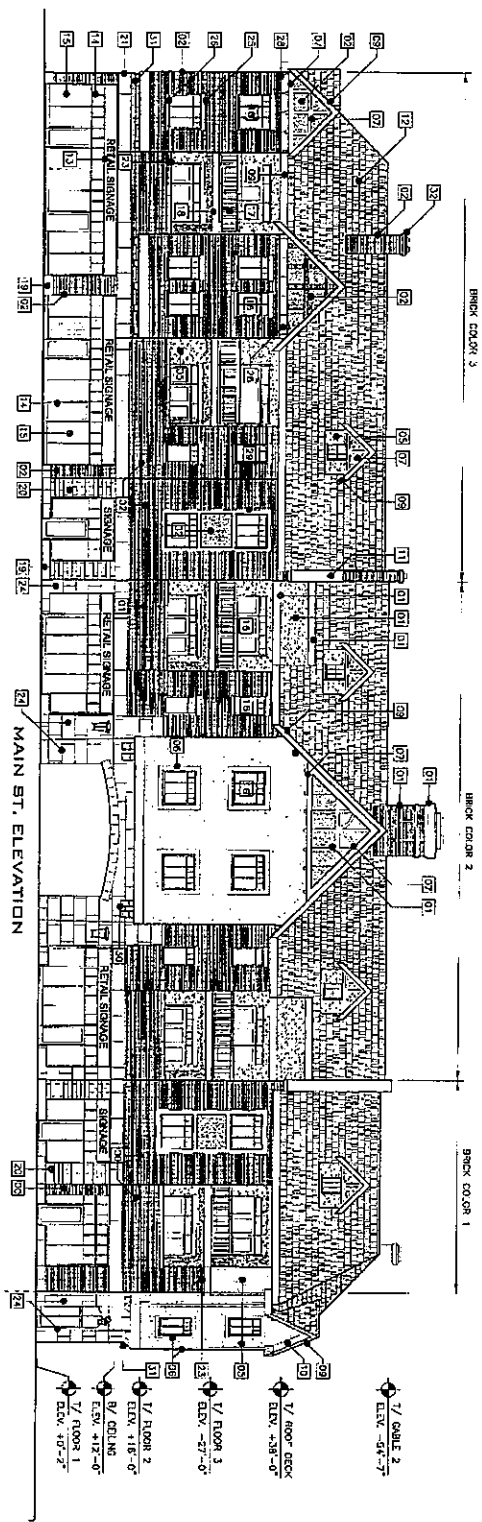
Director of Community Development

WJH

c: Petitioner

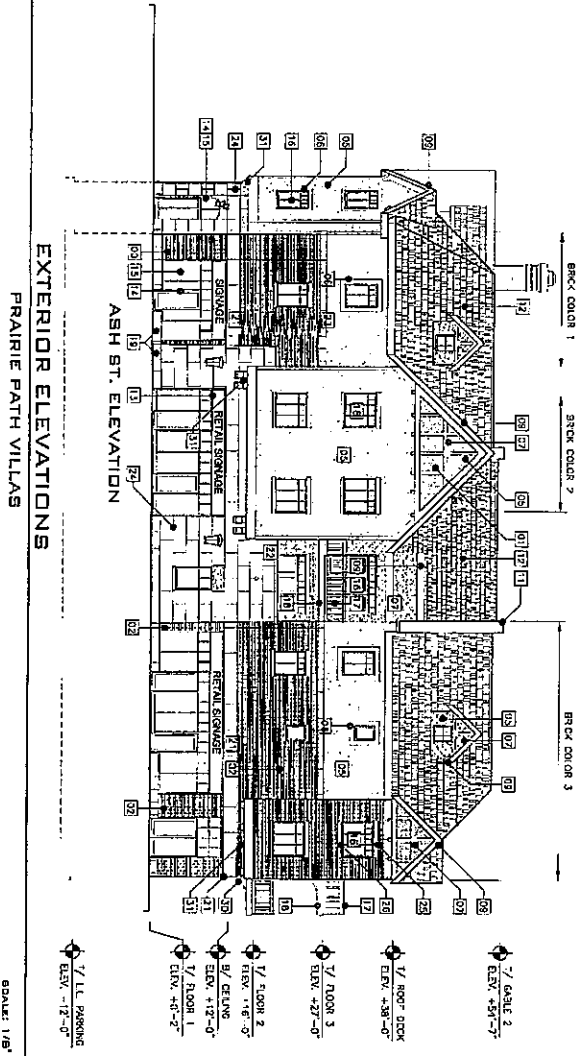
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EXHIBIT A



EXTERIOR MATERIALS LEGEND

00. STANDARD MODULAR BRICK, COLOR 1 (10"x2.5"x8")
01. STANDARD MODULAR BRICK, COLOR 2 (10"x2.5"x8")
02. STANDARD MODULAR BRICK, COLOR 3 (10"x2.5"x8")
03. UTILITY BRICK, COLOR 1 (12"x4"x4")
04. UTILITY BRICK, COLOR 2 (12"x4"x4")
05. TRONORICK, STUCCO SYSTEM (17")
06. PRETENSIONED ALUMINUM PANELS - VARIOUS TYPES
07. COMPOSITE WOOD GRAIN INSULATION - AGED COPPER FINISH
08. PRETENSIONED ALUMINUM PANELS - VARIOUS TYPES
09. PRETENSIONED ALUMINUM PANELS - VARIOUS TYPES
10. PRETENSIONED ALUMINUM PANELS - VARIOUS TYPES
11. PRETENSIONED ALUMINUM PANELS - VARIOUS TYPES
12. PRETENSIONED ALUMINUM PANELS - VARIOUS TYPES
13. PRETENSIONED ALUMINUM PANELS - VARIOUS TYPES
14. ALUM. STOREFRONT FRAME SYSTEM, THERMA-BRICK, COLOR 1 (17")
15. DOUBLE-GLASS STOREFRONT GLAZING UNIT, LOW E, COLOR 1 (17")
16. ARCHITECTURAL METAL, BALCONY FLOOR LOK CHANNEL, COLOR 1
17. ARCHITECTURAL METAL, BALCONY FLOOR LOK CHANNEL, COLOR 2
18. ARCHITECTURAL METAL, BALCONY FLOOR LOK CHANNEL, COLOR 3
19. RENAISSANCE STONE DOCK CORNER/CORNICE 1 (24"x16"x5)
20. RENAISSANCE STONE DOCK CORNER/CORNICE 2 (24"x16"x5)
21. RENAISSANCE STONE DOCK CORNER/CORNICE 3 (24"x16"x5)
22. RENAISSANCE STONE BELT TRIM 1 (24"x4"x5)
23. RENAISSANCE STONE BELT TRIM 2 (24"x4"x5)
24. RENAISSANCE STONE BELT TRIM 3 (24"x4"x5)
25. RENAISSANCE STONE WINDOW/DOOR LINTEL (48"x8"x4)
26. RENAISSANCE STONE WINDOW/DOOR LINTEL (48"x8"x4)
27. RENAISSANCE STONE WINDOW/DOOR LINTEL (48"x8"x4)
28. RENAISSANCE STONE WINDOW/DOOR LINTEL (48"x8"x4)
29. RENAISSANCE STONE WINDOW/DOOR LINTEL (48"x8"x4)
30. CAST STONE BALCONY BRACKET (28"x20"x5)
31. CAST STONE BALCONY BRACKET (28"x20"x5)
32. CAST STONE BALCONY BRACKET (28"x20"x5)



GAP DEVELOPMENT

SKIN ARCHITECTEN CORP.

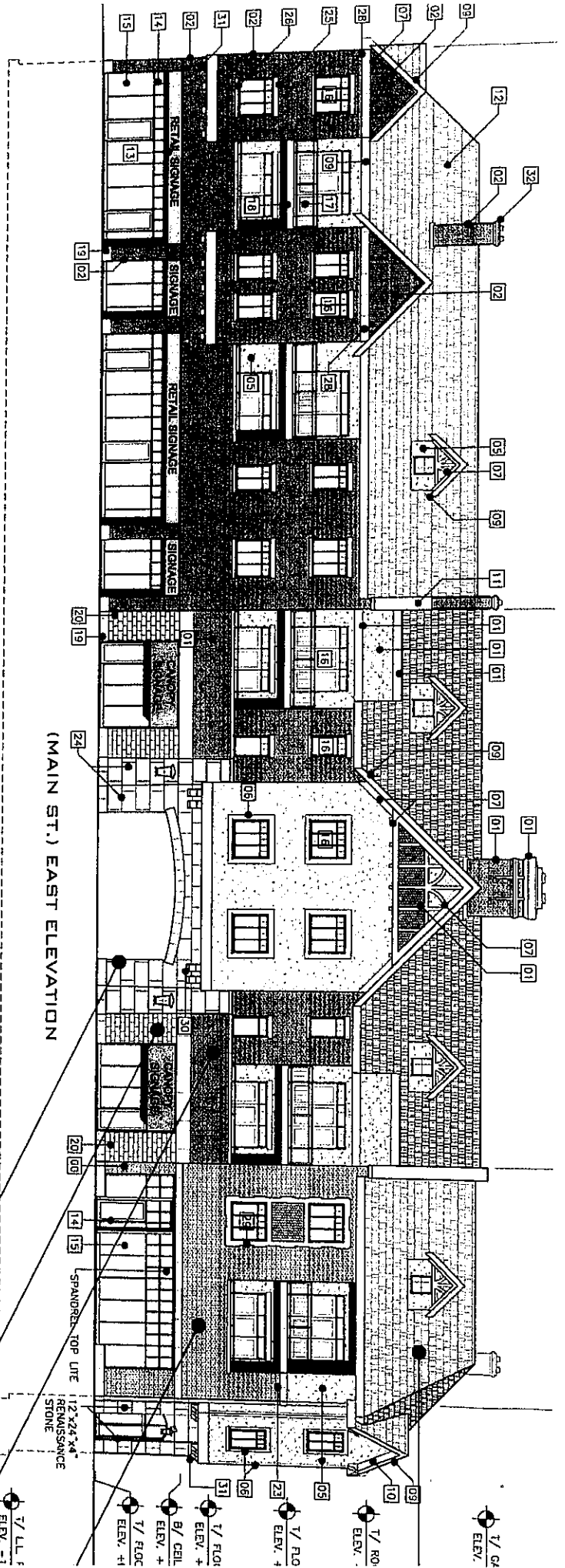
EXTERIOR ELEVATIONS

PRAIRIE PATH VILLAS

11.14.05

SCALE: 1/8" = 1'

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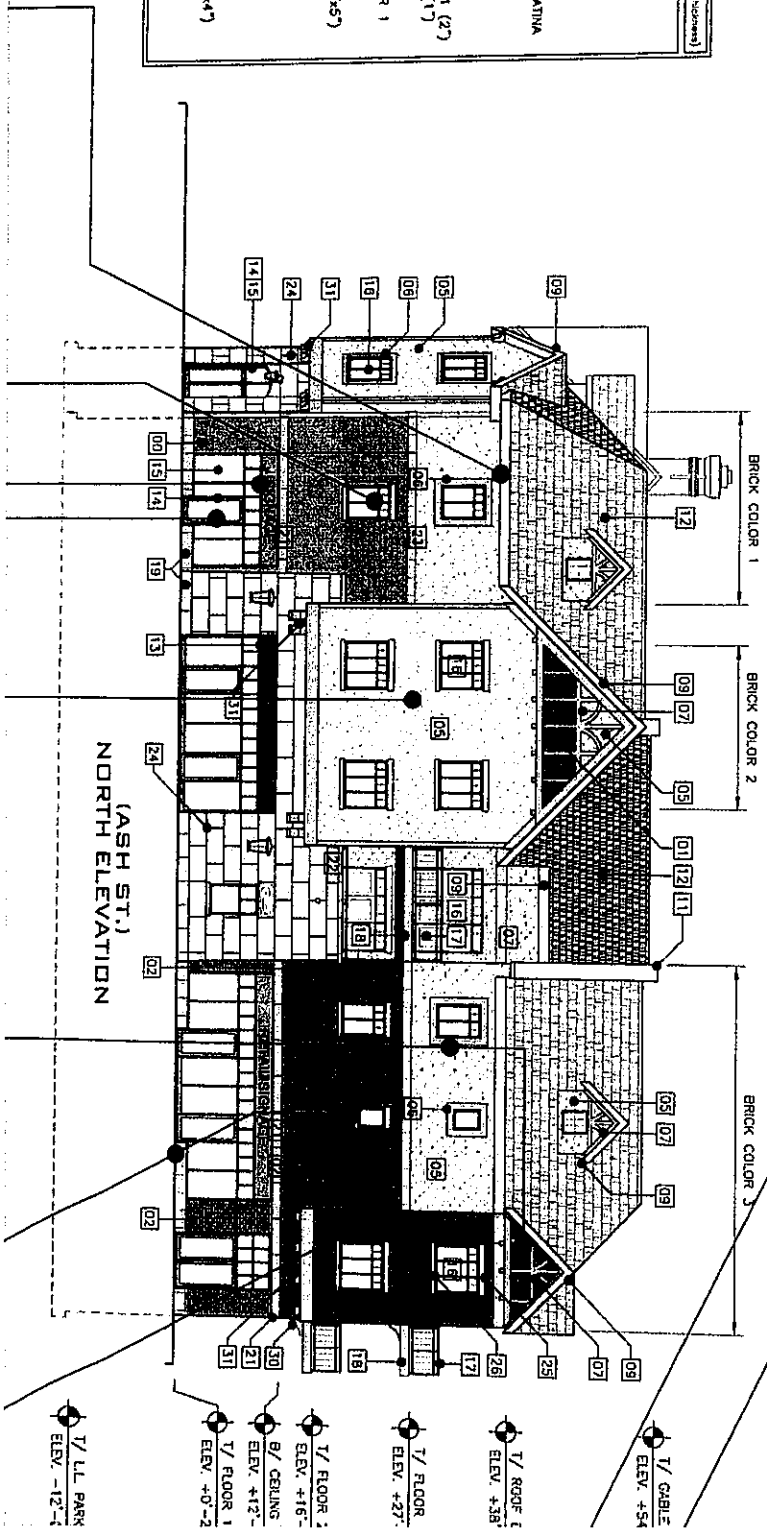


(MAIN ST.) EAST ELEVATION

EXTERIOR MATERIALS LEGEND:

(Color & Height & Thickness)

00. STANDARD MODULAR BRICK, COLOR 1 (8'-2.3'x4')
01. STANDARD MODULAR BRICK, COLOR 2 (8'-2.3'x4')
02. STANDARD MODULAR BRICK, COLOR 3 (8'-2.3'x4')
03. UTILITY BRICK, COLOR 1 (12'-4'x4')
04. UTILITY BRICK, COLOR 2 (12'-4'x4')
05. TRADITIONAL STUCCO SYSTEM (17')
06. COMPOSITE WOOD WINDOW/DOOR TRIM (10')
07. PREFINISHED METAL CUTLER & DOWNSPROUT - AGED COPPER PATINA
08. PREFINISHED ALUMINUM VENTED SOFFIT, COLOR 1 (12')
09. PREFINISHED ALUMINUM PARAPET COPING, COLOR 1 (6')
10. FABRIC RETAIL SIGNAGE SANDY - 45° & 90° SLOPES
11. ARCHITECTURAL ASPHALT SHINGLE - SLATE TEXTURE
12. ALUM. STOREFRONT FRAME SYSTEM, THERMAL-BREAK, COLOR 1 (2')
13. DOUBLE-PANE STOREFRONT GLAZING UNIT, LOW E, COLOR 2
14. ARCHITECTURAL METAL BALCONY FLOOR EDGE CHANNEL, COLOR 1
15. ARCHITECTURAL METAL BALCONY FLOOR UNIT, COLOR 2
16. RENAISSANCE STONE BELT COURSE/CORNICHE 2 (24'-x18'-x5')
17. RENAISSANCE STONE BELT COURSE (24'-x24'-x5') OR (24'-x12'-x5')
18. RENAISSANCE STONE BELT TRIM 1 (24'-x6'-x5')
19. RENAISSANCE STONE SMOOTH FACE PANEL (36'-x24'-x4')
20. RENAISSANCE STONE WINDOW/DOOR UNITE (48'-x8'-x4')
21. RENAISSANCE STONE WINDOW SILL (48'-x8'-x4')
22. RENAISSANCE STONE CORNICHE 1 (24'-x6'-x4')
23. RENAISSANCE STONE HEADER TRIM (36'-x14'-x4')
24. RENAISSANCE STONE WINDOW SURROUND QUON (36'-x10'-x8'-x4')
25. CAST STONE SHALLOW BRACKET (28'-x20'-x6')
26. CAST STONE SHALLOW BRACKET (4'-x8'-x12')
27. CAST STONE CHIMNEY CAP (VARIOUS)

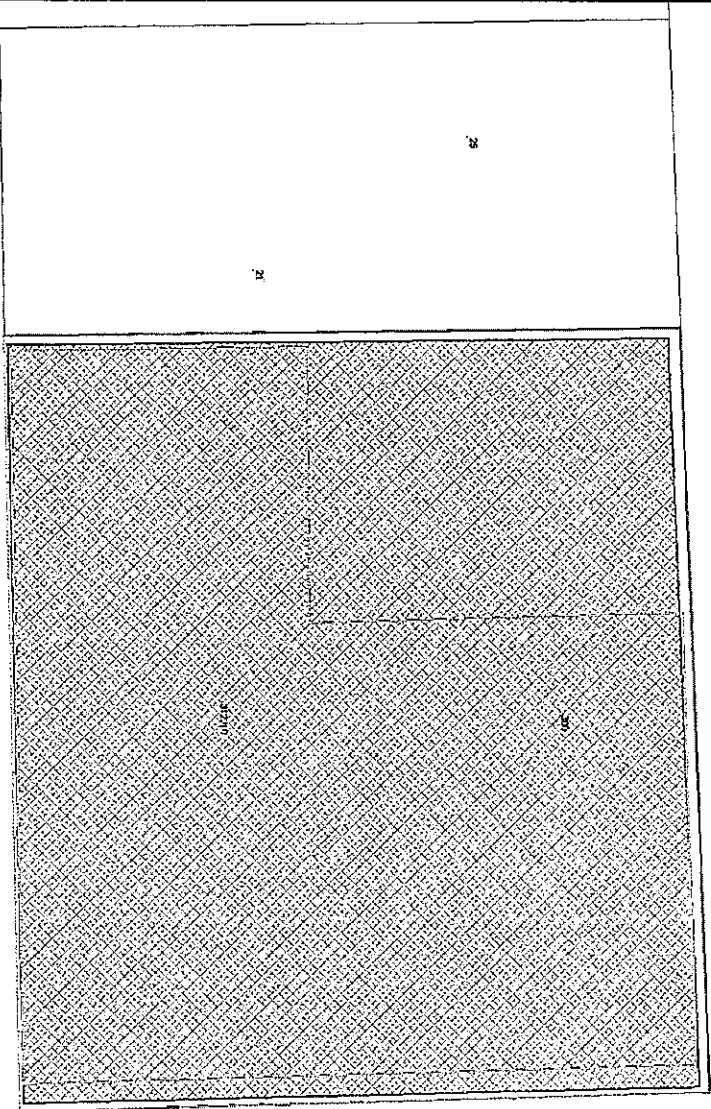


(ASH ST.) NORTH ELEVATION

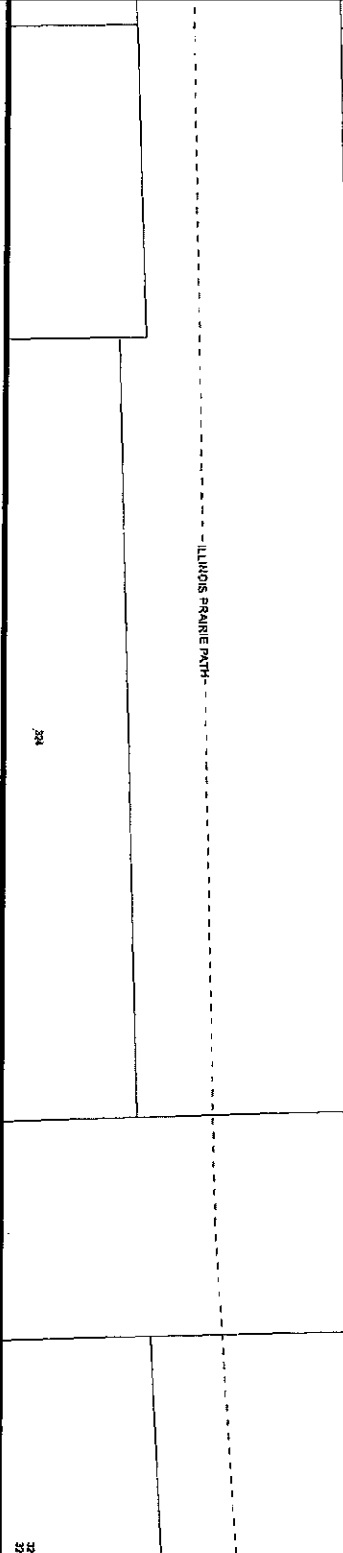
- T/LL ELEV. -12'-4"
- B/CEIL ELEV. +
- T/FLOOR ELEV. +16'-
- T/ROOF ELEV. +27'-
- T/CEIL ELEV. +38'-
- T/CABLE ELEV. +54'
- T/LL ELEV. -1'
- B/CEIL ELEV. +
- T/FLOOR ELEV. +1'
- T/ROOF ELEV. +
- T/FLOOR ELEV. +
- B/CEIL ELEV. +
- T/FLOOR ELEV. +
- T/ROOF ELEV. +

300-312 S. Main St.

ASH ST



MAIN ST



ILLINOIS PRAIRIE PATH



Addresses

Centerline

JURIS

--- DPC TRAIL

--- RIVER

--- PXR

--- TOLLWAY

Parcels

limits-poly

Active Cases

--- Boundary Agreement

54 ft



DC Spinal Wellness & Sports Rehabilitation Ltd.
310 S. Main St. Unit E
Lombard IL 60148
Dr. Daniel F Coffey DC DABCO ACRB

Village of Lombard
255 E. Wilson Ave.
Lombard, IL 60148

Petitioners Guide to the plan commission:

I have been providing rehabilitation services in Lombard for the past 10 years, specializing in the conservative treatment of orthopedic and neurological conditions of the whole body. I am currently practicing within the International Village Apartment Complex on Finley Road. I have recently purchased, completely built out, and retain a certificate of occupancy for unit E of the Prairie Path Villas located on 310 S. Main Street. I had great hopes in completing the move 6 months ago but have faced some challenges. The most significant challenge has to do with placing signage on the Main Street exterior wall of Unit E. I have contracted with Olympic sign located in Lombard to complete the job. A few months ago, Mr. Pyter from Olympic signs submitted the plans for permit for the attached panel sign. After the permit denial, I was told that the Prairie Path Villas was set up as a separate planned development, having much stricter rules than any other commercial building in my neighborhood. I have been working with the Community Development department of the Lombard Village and Olympic Signs to satisfy the Current PUD. I was recommended from the Community Development to design a version of my sign as individual channel letters. The new versions of my sign increased costs from about \$4000 to \$17000. The additional \$12-13,000 cost, especially during these tough economic times has delayed my ability to move my business to the Prairie Path location.

I have been instructed to respond to the following items in reference to my request for a variation to the plan development:

IX. Standards for Planned Development:

1) Except as modified by and approved in the final development plan, the proposed development complies with the regulations of the district or districts in which it is to be located:

The proposed signage meets the original signage ordinance 153.508 for BSA down town perimeter district requirements prior to the PUD.
According to document PC 05-43 page 9 wall signage deviations were requested.
Wall Signage Deviations:

"The petitioner has identified a number of locations in which wall signage may

be installed on the property, as depicted on the plans.

Based on the submitted elevations, two deviations are required- a deviation from sections 153.211 (F) and 153.508 B 19 a of the sign ordinance to allow for awning

and canopy signs to be displayed in conjunction with wall signs, and a deviation from section 153.508 B 19 C to allow more than one wall sign per street frontage.

“The petitioners request for a mixed sign package is intended to break up the scale of the building along Main Street to give it the appearance of multiple structures at a pedestrian level. The awning sign is meant to frame the center facade of the Main Street elevation, while the other wall sign elements identify the respective business establishments. Given that the building is over 200 sq feet in length, the varying design of the proposed signage can be conceptually supported by staff.”

With respects to multiple signage request, staff would be supportive of wall signage that follows the same guidelines as many recent developments, “including” the Main Street Place development (SPA 05-05)

According to PC 05-43, note that it states the word “including” but “not limited to”

Include

- 2) Community sanitary sewage and potable water facilities connected to a central system are provided. **Not Applicable to this signage request**
- 3) The dominant use in the proposed planned development is consistent with the recommendations of the comprehensive plan of the village for the area containing the subject site **Yes a Certificate of Occupancy has been retained by the village of Lombard**
- 4) That the proposed planned development is in the public interest and is consistent with the purpose of this zoning ordinance.

It does not deviate from the original zoning ordinance 153.508 for b5a prior to the PUD. (which is the current requirements for the neighboring businesses) Yes, The sign that I am proposing will have the public interest in mind, being well lit which will avoid vehicle confusion trying to find our office in the evening. Our business stays open until after 8 pm.

- 5) That the streets have been designed to avoid:
 - a. Inconvenient or unsafe access to the planned development;
 - b. Traffic congestion in the streets which adjoin the planned development; and other
 - c. An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned development.

This question may not be applicable to my signage variation request although a more visual sign will avoid vehicle confusion and congestion when patients are traveling down main street in search of my new office.

B. Standards for Planned Developments with use exceptions

The ordinance approving the final Development Plan for the planned development may provide for uses in the planned development not allowed in the underlying district, provided the following conditions are met:

- 1) Proposed use exceptions enhance the quality of the planned development and are compatible with the primary uses.

Yes, our proposed sign will enhance the visual look of the prairie path villas building as, moving my rehabilitation facility to the down town area will bring business to the down town area. Which has full support from DA George & Sons and Lombard Town Center. (see attached letters)

- 2) Proposed use exceptions are not of a nature, nor are located, so as to create a detrimental influence in the surrounding properties. **No**
- 3) Proposed use exceptions shall not represent more than 40% of the site area or more than 40% of the total floor area, whichever is less. However, in a residential planned development area no more 10% of the site area or the total floor area shall be devoted to commercial use; furthermore, no industrial use shall be permitted. **Not applicable for signage request**

Standards for Planned Developments with Other Exceptions

The Village Board may approve planned developments which do not comply with the requirements of the underlying district regulations governing lot area, lot width, bulk regulations, parking and sign regulations, or which require modification of the subdivision design standards when such approval is necessary to achieve the objectives of the proposed planned development, but only when the Board finds such exceptions are consistent with the following standards:

1. Any reduction in the requirements of this ordinance is in the public interest
2. The proposed exceptions would not adversely impact the value or use of any other property. **NO**
3. That such exceptions are solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned development as well as those of the surrounding properties.
4. That all buildings are located within the planned development is such a way as to dissipate any adverse impact on adjoining buildings and shall not invade the privacy of the occupants of such buildings and shall conform to the following:
 - a. The front, side, or rear yard setbacks on the perimeter of the development shall not be less than that required in the abutting zoning districts or the zoning district underlying the subject site, whichever is greater. **Not Applicable**
 - b. All transitional yards and transitional landscape yards of the underlying zoning districts are complied with. **Not Applicable**
 - c. If required transitional yards and transitional landscape yards are not adequate to protect the privacy and enjoyment of property adjacent to the development, the plan commission shall recommend either or both of the following requirements:

- a. The front, side, or rear yard setbacks on the perimeter of the development shall not be less than that required in the abutting zoning districts or the zoning district underlying the subject site, whichever is greater. **Not Applicable**
- b. All transitional yards and transitional landscape yards of the underlying zoning districts are complied with. **Not Applicable**
- c. If required transitional yards and transitional landscape yards are not adequate to protect the privacy and enjoyment of property adjacent to the development, the plan commission shall recommend either or both of the following requirements:

- i. All structures located on the planned development must set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses;
- ii. All structures located along the entire perimeter of the planned development must be permanently screened with sight-proof screening in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses. **Not Applicable**

XI. Standards For Variations

The regulations of this ordinance shall not be varied unless findings based on the evidence presented are made in each specified case that affirms each of the following:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as a distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.

The hardship requirement of the PUD only applies to tenants located at the prairie path villas not in the surrounding area. The result of this will cost me an additional \$12-13,000 for the channel letter version of my sign. (see attached bids)

2. The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification. **PUD only applies to businesses located at the prairie path villas.**

3. The purpose of the variation is not based primarily upon a desire to increase financial gain. **No**

4. The alleged difficulty or hardship is caused by this ordinance and has been created by any person presently having an interest in the property. **The hardship is applied only to the Prairie path villas and not in the surrounding area**

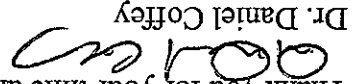
5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. **No, It will allow to move in and bring immediate business into the down town area.**

6. The granting of the variation will not alter the essential character of the neighborhood; and, **No**

7. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of public streets on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood. **No**

Will not in adversely affect any the surrounding area, light, congestion of traffic, or endanger public safety. I believe that my sign will only enhance neighborhood with a thriving rehab facility in the down town area.

Thank you for your time and consideration,



Dr. Daniel Coffey

Village of Lombard
255 E. Wilson Ave
Lombard, IL 60148

Re: signage request for 310 S. Main Street, unit #E, Lombard

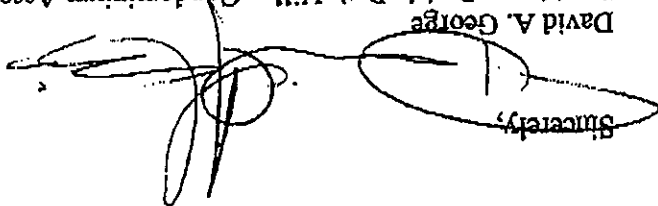
In my original request for building signage deviation, it was my intent to request the use of awning style signage and also to request multiple signs for the seven commercial units located at the Prairie Path Villas condominiums. These requests were in response to the original sign ordinance 153.508.

It was not my intent to require the commercial tenants to be limited to awning style signage and channel letter style signage. The channel letter style signage creates maintenance concerns, as multiple holes would be drilled into the exterior walls of the building.

It was my understanding that the Village's intent of the design of the Prairie Path Villas was to break up the scale of the building along Main Street and to give it the appearance of multiple structures at a pedestrian level. The multiple structure theme can still be maintained while allowing either canopy style signage or individual panel style signage.

After reviewing Dr. Dan Coffey's two sign proposals: 1) panel style signage and 2) channel style signage. I am in full support of the panel style signage that he has presented. I would like to amend the PUD in kind to maintain a uniform design. I am in full support of panel signage with standard style white lettering with a darker background.

As the Village is fully aware, I continue to have a vested interest in the building and I will scrutinize any signage to make sure that it will properly represent the Prairie Path Villas.



Sincerely,

David A. George

President - Prairie Path Villas Condominium Association
Member - GAP Development, LLC