

June 2, 2005

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

Subject: PC 05-08; 350 E. North Avenue

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, GB Illinois #1, LLC, requests that the Village takes the following actions on the subject property located within the B4 Corridor Commercial District.

For the property located at 350 East North Avenue and located within the B4 Corridor Commercial District, Planned Development, approve the following actions:

1. Amendments to Ordinance 5531 approving a planned development on the subject property; and
2. Variations from Sections 153.505 (B)(9) and Sections 153.225 (A), (B) and (F) of the Lombard Sign Ordinance to allow for an off-premise sign to allow for an off-premise sign on the subject property.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on May 16, 2005. Angela Smith of Site Enhancement Services presented the petition, representing the petitioner, Gershman Brown, for the off-premise sign petition. Ms. Smith noted one change on Exhibit E referenced in the staff report. She stated that the drawing depicts green lettering and they plan to have the lettering to match the color of the awnings that will be placed on the building. The sign would be located on Lot 2 of the CVS development, which has shared access with the 330 E. North Avenue development. In an effort to unify the center, the sign incorporates the top element and the colors of the CVS architecture. The future occupant of Lot 2 would use the top portion of the sign and the lower portion would provide visibility for 330 E. North Avenue tenants on Grace Street. The panels would be designated for three tenants and would not exceed the twenty-nine square feet shown. The sign is not a typical off-premise sign such as a billboard.

Re: PC 05-08

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Chairperson Ryan then opened the meeting for public comment. No one spoke for or against the petition. He then requested the staff report.

Angela Clark, Planner II, presented the staff report. Ms. Clark stated that the signage was continued from the previous meeting since the petitioner was submitting revised drawings. She stated that the petitioner worked with the property owner of Lot 2 to design a sign that would accommodate both properties. She stated that the sign is twenty feet in height and approximately seventy-eight square feet in area with the included tenant panels. She stated that the freestanding sign is permitted right and only the tenant panels were considered off premise signage. Ms. Clark stated that the intention was to provide a uniform look between the two developments. She stated that staff believes that the proposed signage would provide the desired look and recommended approval of the petition subject to the conditions written in the staff report.

Chairperson Ryan then opened the meeting for discussion among the Plan Commission members.

Commissioner Sweetser referenced the last line of the staff report. She asked what was the size of the sign as originally proposed. Ms. Clark stated that she believed the sign was approximately one hundred and fifty (150) square feet.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed variations comply with the standards of the Sign Ordinance. Therefore, the Plan Commission, by a roll call vote of 5 to 0, recommended to the Corporate Authorities, **approval** of the relief associated with 350 E. North Avenue (PC 05-08), subject to the following conditions:

1. That the petitioner shall construct the sign in accordance with the drawings prepared by Site Enhancement Design Services, dated April 14, 2005 as shown on the Overall Site Development Exhibit, dated February 28, 2005, prepared by Arc Design Resources Inc. and submitted as part of this request.
2. The off-premise sign panels are limited to tenants/owners located at either 330 or 350 E. North Avenue and shall not exceed 29 square feet in sign surface area.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission

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