

West: B5 Central Business District; developed as Parkview
Condominium/commercial.

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development:

1. Petition for Public Hearing, received December 5, 2003.
2. Proposed awning signage.

DESCRIPTION

The petitioner applied for and was approved to receive grant funds from the Economic and Community Development Committee to install window awnings on the subject property. The petitioner installed the awnings prior to receiving a permit. Upon staff review of the building permit application, the petitioner was notified that the placement of the awnings would require zoning relief due to the fact that six of the awnings contain text.

The petitioner placed three awnings on the north elevation and five awnings on the west elevation of the subject building. Six of the awnings contain a graphic and text. Each of the awnings that display the graphic and text are considered wall signs per Village code. Only one wall sign is allowed per street frontage. The proposed awnings with text and graphic also exceed the maximum square footage allowed for wall signage.

ENGINEERING

From a construction or engineering perspective, Private Engineering Services has no comments.

PUBLIC WORKS

The Department of Public Works, Engineering and Utilities Divisions has no comments regarding the petition.

FIRE AND BUILDING

The Fire Department/Bureau of Inspectional Services has no comments regarding the petition.

PLANNING

Compliance with the Sign Ordinance

The proposed awnings are approximately eight feet in width and 2.9 feet in wall height. Six of the awnings contain the Texan Barbecue logo along with text that reads “The Texan Bar-BQ.” The combined surface area of the text awnings is approximately 40 square feet in area. Currently, there are two wall signs on the building. The wall signs and proposed awnings with text are in excess of the maximum allowable square footage which in this instance is one times the lineal frontage of the building (51 feet).

| | Requested | Permitted by Code |
|-----------------|--|---------------------------------|
| Sign Area | Wall Sign – Approx. 20 sq. ft. Total Text on Awnings – 40 sq. ft. | 51 sq. ft |
| Number of Signs | 2 Wall Signs 8 Awning Signs | 1 Wall Sign per Street Frontage |

Photographs of the Subject Property



Staff is supportive of the deviations for the following reasons. Staff finds that the awnings add an attractive element to the building and contribute to the overall aesthetics of the Central Business District. The awnings contribute to the pedestrian atmosphere desired within the Central Business District. Staff finds that the existing wall signage is generally unobtrusive and is therefore supportive of the request to maintain mixed wall signage. However, there are no permits on file for the existing wall signage and recommends that permits are obtained at this time.

Conditional Use – Planned Development

Included with the petition is a request for conditional use approval for a planned development. Per Village Code, planned developments are required with any variation request associated with a property which has R6, O, B1, B2, B3, B4, B5, B5A, or I zoning designations and meets the minimum lot area and width requirements for a planned development. The subject property meets the minimum lot width and area requirements and therefore, staff recommends the establishment of a planned development for this site. Creation of the planned development will also give the Village an opportunity to review any future modifications of the subject property.

FINDINGS AND RECOMMENDATIONS

Staff believes that a planned development and the proposed signage is appropriate at the subject location and is compatible with surrounding uses.

Based on the above considerations, 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 proposal does comply with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission recommend to the Corporate Authorities **approval** of PC 03-44, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with the proposed signage drawings, prepared by Nuyen Awning Company, Inc. dated September 15, 2003 and made a part of this request.
2. That the petitioner apply for and receive a building permit for the proposed awning signs as well as the two existing wall signs already located on the subject property.
3. That the approved signage shall be limited to the following:
 - a. That one wall sign be permitted on the north elevation, with said sign not to exceed twenty-five square feet in overall size.
 - b. That one wall sign be provided on the west elevation, with said sign not to exceed twenty-five square feet in overall size.
 - c. That the two wall signs noted in Section 3a and 3b above shall not be internally illuminated and shall be of wood-carved design as is currently erected on the subject property.
 - d. That the awning signs shall be limited to eight in number and each awning sign shall be limited to forty square feet in overall surface area.

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4. That should the awnings deteriorate or have a weathered appearance, the petitioner shall install new awnings on the building. Determination as to whether the awning signs need to be replaced shall be made by the Director of Community Development.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH/ADC:

att
c. Petitioner