

- South: R2 - Single Family Residential District; developed as single family residences.
- East: R4 - Limited General Residential District; developed as attached single-family residences, known as Columbine Glen townhomes.
- West: North-South Tollway (Interstate 355).

ANALYSIS

SUBMITTALS

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

1. Petition for Public Hearing.
2. Narrative of Exhibits and Response to Standards to Variations, dated October 16, 2012.
3. Signage Package, prepared by the petitioner.

DESCRIPTION

M/I Homes is proposing to install a variety of marketing signs in an effort to effectively promote residential development within the Buckingham Orchard/Lyonhart Manor Planned Development. Included within the signage package are a temporary development sign, freestanding sign intended to advertise the information center, an information sign, an American flag and other incidental signage. The development sign will be located along the southwestern portion of the development, facing I-355 and all other signage will be oriented towards Pleasant Lane.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

Private Engineering Services does not have any issues with the signage deviations. They will not be in any sight triangles or changing grading in order to install the signs.

BUILDING DIVISION

The Building Division has no comments.

PUBLIC WORKS

Public Works Engineering has no comments.

FIRE

The Fire Department has no comments.

PLANNING

Zoning History

The Buckingham Orchard development was originally approved in 2004 as a five lot subdivision in which there was to be three, six-unit buildings and one four unit building within a cul-de-sac design (PC 04-28). Modifications to the Buckingham Orchard development were approved in 2006 and constituted a major change to the annexation agreement and the planned development approval (PC 06-10). The proposed amendment created 34 units (22 in the original approval plus additional 12 units) in the Buckingham Orchard development. Also part of PC 06-10, the area directly south of the Buckingham Orchard development was approved for development of attached single-family residential units, known as Lyonhart Manor. To date, the original 22 units associated with the Buckingham Orchard development were built, but the development was halted due to financial hardship and the Lyonhart portion was never initiated.

M/I Homes recently purchased the property(s) with the intent of finishing the entire development as previously approved (with minor changes to the building elevations to be made). The development will consist of 59 total units, 22 units which have already been built with a remainder of 37 units to be built.

Sign Ordinance Compliance

As previously mentioned, M/I Homes is proposing to install a variety of marketing signs in an effort to effectively promote residential development within the Buckingham Orchard/Lyonhart Manor Planned Development. The following is an analysis of the proposed signage:

Proposed Sign Type	Sign Ordinance Requirements	Proposed Dimensions	Deviation Required?
Development Sign	9 sq. ft.	384 sq. ft.	Yes, area
“M/I Homes Information Center” Freestanding Sign	4 ft. height, 24 sq. ft.	4.5 ft. in height, 13.5 sq. ft.	Yes, height
“Wakefield” Informational Sign	4 ft. height, 6 sq. ft.	2.67 ft. in height, 1.92 sq. ft.	No
American Flag	n/a	n/a	No

Table 1

The Sign Ordinance limits development signs on multiple-family dwellings; on lots less than one acre, attached dwellings, two-family dwellings and detached dwellings to nine (9) square feet. All other types of developments are afforded thirty-two (32) square feet in surface area for a development sign. The proposed development sign is associated with property improved with attached dwellings; therefore, the development sign is limited to nine (9) square feet. The proposed development sign is to be 384 square feet in area and is intended to advertise to traffic along I-355. In their response to standards, the petitioners states that I-355 is the primary line of

sight for the proposed sign and lower elevation, horizontal distance, vegetation and high rate of speed are the primary reasons to increase the size of the development sign. The Buckingham Orchard/Lyonhart Manor development maintains over 900 lineal feet of frontage along I-355. As a state highway, I-355 allows for increased speed limits which can create a challenge for motorists trying to process the sign text. The vegetation located along the western portion of the development creates another visual obstacle when considering sign visibility. The vegetation acts as a buffer between the adjacent residences (including the Buckingham Orchard/Lyonhart Manor development) and removing the vegetation could decrease the marketability of the units.

As shown on the proposed signage package submitted by the petitioner, a number of incidental marketing signs are also to be located on the subject properties adjacent to Pleasant Lane. The petitioner has been advised that no signage (with the exception of traffic control signs) is permitted within the public rights of way. Staff will work with the petitioner to ensure that any incidental temporary signs located on the property meet Code. Moreover, the petitioner has indicated on the submitted plans that there will be no signage located in any clear line of sight areas.

All signage associated with this petition is temporary in nature. A condition of approval has been added that would require the development sign to be removed within two years of this Site Plan Approval or once development has been completed and the units have been sold or leased, whichever comes first. This condition is consistent with other temporary signage relief granted to other residential developments. Fountain Square Condominiums was granted Site Plan Approval in 1999 for temporary signage that included a two-year time limitation (SPA 99-06). A two-year time extension was later approved in 2001 (SPA 01-05).

There has also been recent precedence established in the immediate area for Site Plan Approval associated with temporary signage. In 2011, the Plan Commission approved three temporary signs totaling 703 square feet for Floor & Décor, which is also located in the Northgate Shopping Center (SPA 11-07ph). On January 22, 2007, the Lombard Plan Commission approved SPA 07-03ph, which granted a deviation from Section 153.229 to allow a temporary 135 square foot real estate sign at the subject location of 665 West North Avenue (Heron Point Office Center). More recently, the Room Place received site plan approval to display one 600 square foot (20' x 30') banner at their location in the Northgate Shopping Center (SPA 12-05). The banner is currently being displayed on the western building elevation, facing towards I-355.

In summary, staff recommends that this petition be approved as it has met the Standards for Variations as set forth in the petitioners' response to standards (attached) and is consistent with signage relief recently granted in the same vicinity.


FINDINGS AND RECOMMENDATIONS

The Inter-Departmental Review Committee has reviewed the standards for variations for the requested signage and finds that the standards for variations have been met. As such, the Inter Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of SPA 12-06ph:

Based on the submitted petition, accompanying signage plans and the testimony presented, the proposed signage **complies** with the standards established by the Northgate/Lombard Landings Shopping Center Planned Development and the Lombard Zoning and Sign Ordinances, and that granting the signage relief enhances the planned development and is in the public interest 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 **approve** SPA 12-06ph, subject to the following conditions:

1. A permit shall be obtained for all applicable signage.
2. The petitioner shall develop the site in conformance with the submitted plans.
3. The development sign shall be removed within two years of the date of Site Plan Approval or within ten (10) days of the closing, sale or rental of all units, whichever comes first.

Inter-Departmental Review Group Report Approved By:



William J. Heniff, AICP
Director of Community Development

c: Petitioner

SPA 12-06ph; Buckingham Orchard/Lyonhart Manor Planned Development





CHICAGO DIVISION
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October 16, 2012

William Heniff AICP
Director of Community Development
255 E. Wilson Avenue
Lombard, IL 60148-3926

RE: Buckingham / Lyon-Hart (sign ordinance) Standards for Variation Narrative and Exhibits

Dear Mr. Heniff,

Pursuant to Section 155.103C.7 of the Village of Lombard Zoning Ordinance, please find following a narrative responses to applicable Standards.

The overall basis for a request for a variation to the sign ordinance is to obtain a Temporary Development Sign of an appropriate size and duration to enable M/I Homes to direct potential customers to the Buckingham / Lyon-Hart Residential Development. The property is an infill site with no direct access from any through roadways and limited visibility to major thoroughfares.


The sign is intended to direct traffic off of I-335 northbound at North Ave and subsequently south on Rt. 53 to Pleasant and ultimately to our Model Home / Sales Center. (See - Directional Exhibit). This is similar to the concept of the previously approved *Fountain Square Development Sign* which directed potential customers off of Butterfield Road (Rt. 56) to 22nd street which is a less traveled road and dead ends at Meyer Road to the east.

Responses to Applicable Standards

1. The Buckingham / Lyon-Hart Development is bordered by I-355 to the west, Meadow Avenue to the south, Pleasant Lane to the north and Cimarron Road to the east. (See - Directional Exhibit). Each of the bordering roadways presents a challenge as it relates to the access and visibility of the development. The roadways to the north, south and east are not through streets and are for the primary use of existing residents. I-355 to the west of the development is the primary line of site for the proposed sign. The lower elevation, horizontal distance, amount of vegetation and the high rate of speed related to I-355 are the primary reasons driving the increase size of the sign.
2. The conditions upon which this request for a variation are based are specific to this property due to the relationship to existing residential properties, I-355 and lack of any through traffic on contiguous roadways.

3. The purpose of the request is not base primarily on an increase to financial gain; it is directly related to the viability of marketing and driving traffic to this development.
4. The request for a variation to the sign ordinance is related specifically to the size and duration restrictions in place pursuant to the ordinance and not a third party.
5. Granting this variance will only help to improve the contiguous properties by minimizing the duration of construction within the development, will minimize the need for additional smaller directional signage and will ultimately improve the neighborhood by the completing an abandoned development.
6. The granted variation will not alter the essential character of the neighborhood because the sign is temporary in nature and is primarily in line of site with the I-355 Tollway.
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, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety or substantially diminish or impair property values within the neighborhood.

Respectfully,



Brian Potvin
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NOVEMBER 5, 2012



TO: VILLAGE OF LOMBARD PLANING COMISSION

DEPARTMENT OF COMMUNITY DEVELOPMENT

IN REGARDS TO LYONHART MANOR PLANNED DEVELOPMENT

SPA 12-06ph

I live in Meadow Townhomes which is connected to Columbine Glen Townhomes . In regards to the petition to change deviate from the plans I have no problem and I am very happy it is being developed.

My concern is this entire Development has all the utility wires underground with the exception of eight poles on Meadow Ave. These poles go from Columbine Rd. West to the end of the street. When I moved to my home the Builder (Gale Homes) informed me that it was in the Village Plans that if any one develops this land they would have to remove these eight telephone poles and put all the wires underground to conform with this area. I had also called the Village Planning Commission and they confirmed it to us at Meadow Townhomes. The builder would have to do this at their expense. I hope nothing has been changed in this zoning, if so please let us know at Meadow Townhomes



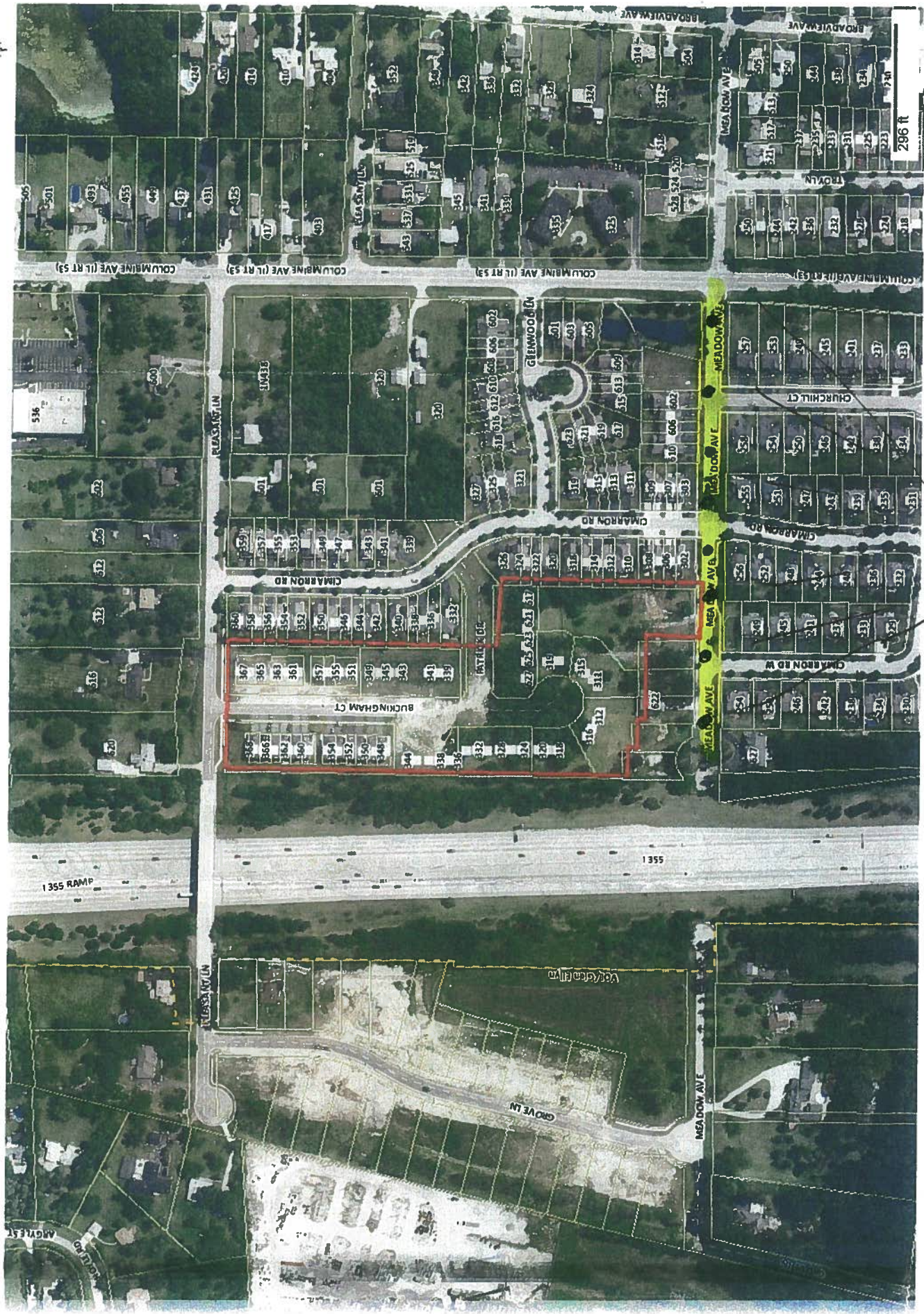
Robert Conforti

303 Cimarron Rd. E.

Lombard, IL. 60148

630-254-1532

SFA 12-06ph; Buckingham Orchard/Lyonhart Manor Planned Development



POLES