

May 1, 2008

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

**Subject: PC 08-12; 201-275 W. Roosevelt Road**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests an amendment to Ordinance 4595 which granted approval for a variation to allow an additional freestanding sign on one lot of record in the B4A – Roosevelt Road Corridor District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on April 21, 2008.

Guy Dragisic of Olympic Signs, 1130 N. Garfield, Lombard, presented the petition on behalf of Roundheads Pizza Pub located at 275 W. Roosevelt Rd. Mr. Dragisic stated that his client is proposing to install a double-faced sign in front of the building, which is owned by his client (Roundheads Pizza Pub). Mr. Dragisic then stated that the sign, which is being proposed to have an automatic changeable copy component, will be installed onto existing steel where the old Pizzeria Uno sign was once located.

Chairperson Ryan then opened the meeting for public comment. No one spoke in favor or in opposition to the petition.

Chairperson Ryan then requested the staff report.

Michael Toth, Planner I, presented the staff report. Roundheads Pizza Pub is proposing to reinstall a freestanding sign directly adjacent to their facility located along Roosevelt Road within the Sportmart Shopping Center. The Roundheads Pizza Pub and Sportmart Shopping Center building are both located on the same lot of record. If Roundheads Pizza Pub was its own lot of record, the sign would meet the provisions in the Lombard Sign Ordinance. However, Roundheads Pizza Pub is not entitled to its own freestanding sign, as it is not on its own lot of record and there is an existing multi-tenant sign for the Shopping Center on the property; therefore, approval is necessary.

As part of PC 98-44, the original tenant of the subject building, Pizzeria Uno, had received approval in December, 1998 from the Plan Commission to erect a second freestanding sign on the subject property. Ordinance 4595 granted this approval; however, one of the conditions of approval was that the variation applies only to Pizzeria Uno and no other subsequent tenants. As the Pizzeria Uno freestanding sign has been removed, Ordinance 4595 precludes that any rights for a second freestanding sign to be located on the subject property are now null and void. As part of this petition, Ordinance 4595 will be amended to afford rights to the subsequent tenants of the subject tenant building to erect a freestanding sign. Additionally, the petitioner is also seeking approval of an automatic changeable copy (A.C.C.) component to the sign, which was not depicted on the plans approved in 1998.

As staff was supportive of the original rights afforded to the Pizzeria Uno freestanding sign and because the proposed sign will advertise the exact same commercial use (pizza restaurant), staff can support the proposed second freestanding sign on the basis of precedence. The original Pizzeria Uno freestanding sign did not; however, contain an automatic changeable copy component. The proposed automatic changeable component does fully comply with the requirements for automatic changeable copy signs as stated in the Sign Ordinance. No variation is needed for the automatic changeable copy component of the sign, but because the proposed freestanding sign has no rights to be legally established without amending the pertinent ordinance, staff has the opportunity view the context of the sign as it relates to the overall development as well as the entire corridor.

Roundheads Pizza Pub is proposing to install a pylon sign twenty-two feet (22') in height and ninety-five (95) square feet in area. The sign will also include a LED message center feature (automatic changeable copy) as a component of the sign. As the subject property fronts a state right-of-way (Roosevelt Road) the maximum allowable height of the sign would be twenty-five (25) feet with (125) square feet of maximum surface area. The proposed sign will be located in the same location as the Pizzeria Uno sign as it will utilize the existing poles that once supported that sign.

The automatic changeable copy component can be done as of right. There are no other preexisting automatic changeable copy signs located on the subject property and the submitted plans indicate that the automatic changeable copy element fulfills all the requirements set forth in the Sign Ordinance as it pertains to automatic changeable copy signs.

Staff recommended approval of PC 08-12, subject to the eight (8) conditions.

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

Commissioner Burke motioned to approve PC 08-12 subject to the eight (8) conditions outlined in the staff report. The motion was seconded by Commissioner Nelson.

Based on the submitted petition and the testimony presented, the proposal does comply with the standards required by the Lombard Zoning Ordinance; and, therefore, recommends that the Plan

Commission accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission and recommend to the Corporate Authorities approval of the variation associated with PC 08-12 with the following conditions:

1. The signage approval shall be based upon the freestanding signage plan submitted by Olympic Signs, dated March 20, 2008.
2. The changeable message board shall be equipped with automatic dimming devices, sun screens and no external spotlight illumination.
3. The changeable message board will not be permitted to change more frequently than two-second intervals and shall be limited to changeable messages and not chasing messages.
4. The subject property and the Sportmart Shopping Center shall be limited to one (1) automatic changeable copy sign.
5. The automatic changeable copy shall be of monochrome design only.
6. The automatic changeable copy sign shall be used for the advertising of the on-premises business only.
7. Per Ordinance 4595, the property owner shall provide documentation of the location of the private watermain easement. Such easement documentation shall be provided prior to or during the sign permit process.
8. All comments in the Inter-Departmental Review Committee Report shall be satisfactorily addressed.

Respectfully,

**VILLAGE OF LOMBARD**

Donald Ryan, Chairperson  
Lombard Plan Commission

c. Petitioner  
Lombard Plan Commission