

July 15, 2019

Title

PC 19-17

Property Owner

1047-1107 E. St. Charles LLC
391 E. 17th Place
Lombard, IL 60148

Petitioner

Bilal Fatani
391 E. 17th Place
Lombard, IL 60148

Property Location

1047-1109 E. St. Charles Road
Lombard, IL 60148

Zoning

B4 – Corridor Commercial District

Existing Land Use

Shopping center

Comprehensive Plan

Community Commercial

Approval Sought

Variations to allow a shopping center sign in the clear line of sight area and within five feet of an interior property line.

Prepared By

Anna Papke, AICP
Senior Planner



LOCATION MAP

DESCRIPTION

The subject property is developed with a shopping center consisting of two buildings and a surface parking lot. There was previously a shopping center sign on the property that was nonconforming with respect to the clear line of sight area around the driveway and the setback from the front property line. The nonconforming sign recently sustained damage and was removed by the petitioner.

The petitioner intends to install a new shopping center sign on the property. Village Code requires that the new sign comply with current regulations. Due to the existing conditions on the site, there are limited options for placement of the new sign. The petitioner proposes to install a sign that meets the front setback requirement, but is still within the clear line of sight area near the driveway. The proposed sign location is also within five feet of an interior side property line that runs between the two buildings on the site. Variations are required in order for the sign to be constructed as proposed.

The proposed sign meets code requirements with respect to sign area and height.

PROJECT STATS

Lot & Bulk

Parcel size: 0.64 acres

Submittals

1. Petition for a public hearing, dated June 24, 2019;
2. Response to Standards for variations, submitted June 24, 2019;
3. ALTA/NSPS Land Title Surveys, prepared by Professional Land Surveying, Inc., dated January 9, 2017;
4. Site plan, prepared by applicant, submitted June 24, 2019;
5. Sign plans, prepared by Only Signs Inc.

APPROVAL(S) REQUIRED

The petitioner requests that the Village take the following actions on the subject property located within the B4 Corridor Commercial District:

1. Approve a variation from Section 153.208(B) of Village Code to allow a shopping center identification sign to be located within the clear line of sight area; and
2. Approve a variation from Section 153.235(F) of Village Code to allow a shopping center identification sign that is set back less than five feet from an interior property line within a shopping center.

EXISTING CONDITIONS

The subject property is developed with a shopping center and surface parking lot.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding the petition. Additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has no comments regarding this petition. Additional comments may be forthcoming during permit review.

Private Engineering Services (PES):

PES has no comments on this petition. Additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has no comments on this petition. Additional comments may be forthcoming during permit review.

Planning Services Division:

The Planning Services Division notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning	Land Use
North	MX-T (Villa Park)	Auto repair
South	N/A	Great Western Trail
East	B4	Car wash
West	B4	Commercial – office and service businesses

The subject property is located within a commercial corridor along St. Charles Road. The proposed shopping center identification sign is consistent with other signage along this corridor.

2. Comprehensive Plan Compatibility

The Comprehensive Plan designates the subject property as suitable for community commercial development. The proposed shopping center sign is consistent with this designation.

3. Sign Ordinance Compatibility

The petitioner proposes to install a new shopping center identification sign on the subject property. The proposed sign will be a pole sign with a surface area of 91.5 square feet and overall height of 17’5”. The distance between grade and the bottom of the sign cabinet is 7’4”. The sign meets size and height standards for shopping center identification signs. The proposed sign is of a style similar to the sign previously on the site.

A. Variance to allow sign to be located in the clear line of sight area

The petitioner is requesting a variance to allow the sign to be within the clear line of sight area around the driveway connection with the St. Charles Road right-of-way. The petitioner states the existing development on the site provides limited options for placement of a shopping center sign. As shown in the petitioner’s site plan and Exhibit 1 below, the proposed sign will be located next to the driveway in an area currently used as a parking space. This parking space will be relocated to the southwest side of the parking lot where there is an extra striped aisle next to the ADA parking spaces (two ADA parking spaces may share a striped aisle).

Staff agrees that the petitioner has limited options for sign placement on the subject property due to existing site conditions. Staff also notes that the proposed sign will meet the five-foot setback requirement from the front property line and will provide the required barrier curb around the perimeter of the sign. The area inside the curb will be landscaped as required by the Sign Ordinance. These features constitute a significant improvement over the previous sign, which encroached into the St. Charles Road right-of-way and had no barrier curb. Finally, the pole sign will not create a significant visual obstruction for

drivers or pedestrians around the driveway area. The sign cabinet has a clearance of 7'4" above grade. From the perspective of drivers and pedestrians, the pole of the sign will be similar to utility poles and light poles, both of which are routinely found in the clear line of sight area. Staff supports the requested variance.

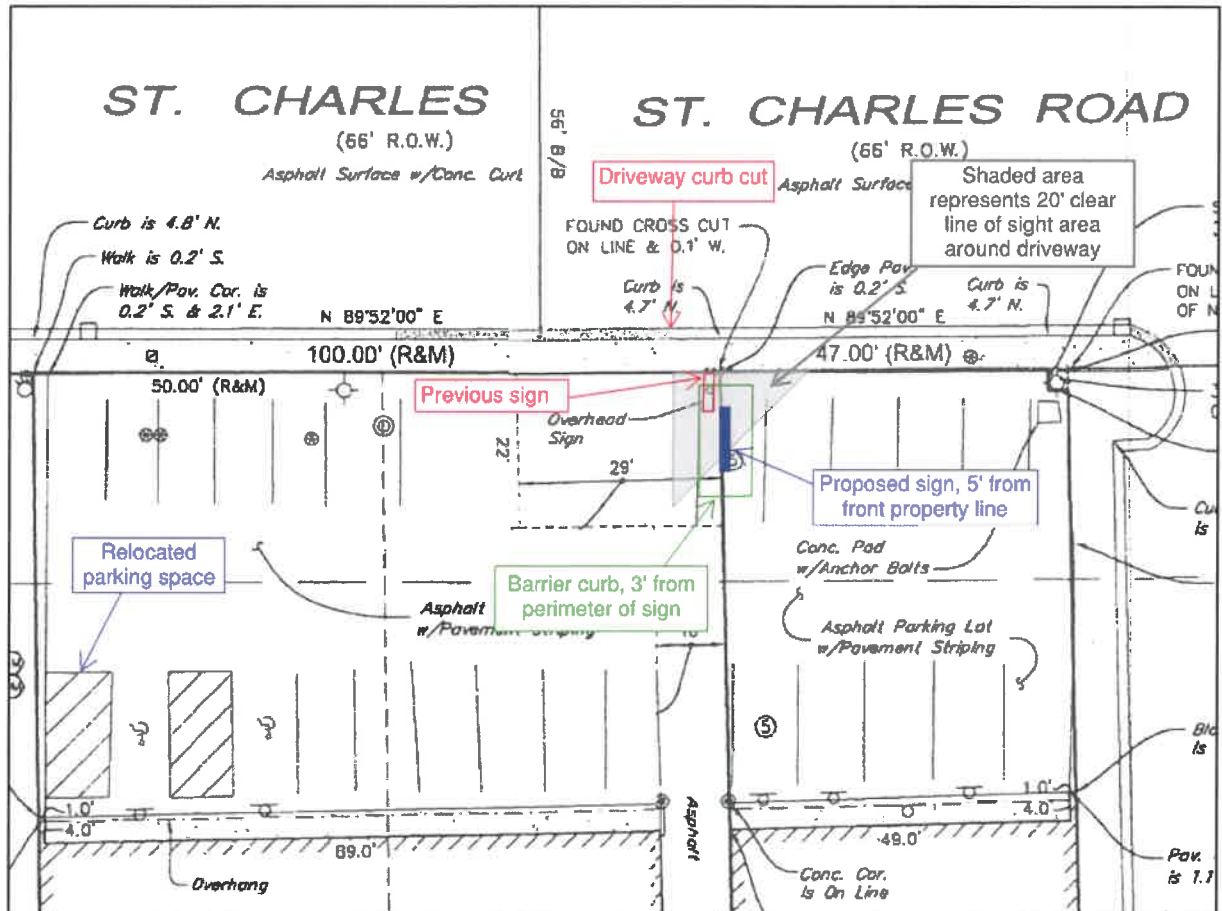


Exhibit 1. Location of proposed sign.

B. Variance to allow sign to be set back less than five feet from an interior side property line

The Sign Ordinance requires signs to be a minimum of five feet from all property lines. The subject property is composed of two parcels, with a property line running between the two buildings on the site. The proposed shopping center sign will be within five feet of this interior property line. It is common for shopping centers to be divided into multiple parcels for tax or other purposes, though the site functions as a cohesive development. Staff supports this variance.

SITE HISTORY

PC 85-12

Approval of a conditional use for an animal boarding kennel (1047 E. St. Charles Road).

PC 14-19

Approval of a conditional use for a tattoo studio (1047 E. St. Charles Road).

FINDINGS & RECOMMENDATIONS

Staff finds the proposed site plan and companion deviation to be consistent with the objectives of the Zoning and Sign Ordinances and the intent of the Comprehensive Plan in general.

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards required by the Zoning and Sign Ordinances. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of this petition:

Based on the submitted petition and the testimony presented, the request for variations **complies** with the standards required by the Village of Lombard Zoning and Sign Ordinances; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission, and **approve** PC 19-17 subject to the following conditions:

1. The petitioner shall develop the site in accordance with the site plan prepared by the petitioner, and the sign plans prepared by Only Signs Inc., submitted as part of this request;
2. The petitioner shall apply for and receive a building permit for the proposed shopping center identification sign;
3. The petitioner shall landscape the area around the sign within the barrier curb as required by the Sign Ordinance;
4. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
5. The relief for one shopping center identification sign shall be valid for a period of one year from the date of approval of the ordinance. If the signage is not constructed by said date, this relief shall be deemed null and void.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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