

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission HEARING DATE: August 21, 2006

FROM: Department of Community PREPARED BY: William J. Heniff, AICP
Development Senior Planner

TITLE

SPA 06-04ph; 1145 South Main Street (Lombard Pines Shopping Center Planned Development): The petitioner requests site plan approval of a deviation from Sections 153.241 and 153.505(B)(19) to allow for a second wall sign to be permitted on a building, where only one sign is permitted, located within the B3PD Community Shopping District, Planned Development.

GENERAL INFORMATION

Petitioner: The Hezner Corporation
678 Broadway Street, Suite 100
Libertyville, IL 60048-2325

Contract Purchaser: MB Finacial Bank
6111 North River Road
Rosemont, IL 60018

Property Owner: The Sackar Company
d.b.a. LaSalle Bank Trust 21022
945 W. George, Suite 207
Chicago, IL 60657

Status of Petitioner: Agent for contract lessee of the property

PROPERTY INFORMATION

Existing Land Use: Shopping center – parcel T improved with a vacant fast-food restaurant
with a drive-through

Size of Property: Entire Planned Development - approximately 19.5 acres; Parcel T –
approximately 0.41 acres

Comprehensive Plan: Recommends Community Commercial land uses

Existing Zoning: B3 PD Community Shopping District/Planned Development

Zoning and Land Use Surrounding the Subject Property:

- North: B3PD Community Shopping District Planned Development; developed as Enchanted Castle amusement center
- South: B3PD Community Shopping District Planned Development; developed as a Culver's fast-food restaurant
- East: B3PD Community Shopping District Planned Development; developed as Jewel/Osco and Hobby Lobby stores
- West: B3 Community Shopping District; developed as miscellaneous retail businesses (offices, gas station with convenience retail)

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on July 19, 2006:

1. Petition for Public Hearing with the Response to Standards
2. Plat of Survey for entire center, prepared by National Survey Service, Inc., dated March 19, 1999.
3. Plat of Survey for Parcel T, prepared by National Survey Service, Inc., dated July 6, 2006.
4. Plan packet (includes building plan, sign plan, building elevations and landscape plan), prepared by the Hezner Corporation, dated July 18, 2006.

DESCRIPTION

The petitioner is proposing to raze an existing fast-food restaurant (Brown's Chicken) on the subject property and construct a new MB Financial Bank per the submitted plans. The rights to construct a bank with a drive-through facility were granted by the Village Board as part of a 1995 planned development amendment.

The facility is located within the Lombard Pines Shopping Center Planned Development. The petitioner is requesting a signage deviation to allow for an additional wall sign to be located along the east building elevation.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

Private Engineering Services does not have any comments regarding the signage request. Comments pertaining to the proposed bank construction will be provided as part of the building permit submittal.

FIRE AND BUILDING

The Fire Prevention Bureau and the Bureau of Inspectional Services does not have any comments regarding the signage request. Comments pertaining to the proposed bank construction will be provided as part of the building permit submittal.

PLANNING

Ordinance 4088, adopted October 19, 1995 (PC 95-14) amended Ordinance 2555, updating the planned development site plan, granted approvals for a building addition between Jewel and Handy Andy (Hobby Lobby) and allowed for the existing Enchanted Castle facility to expand into the existing and adjacent 4,000 sq. ft building space. This approval also provided for the redevelopment of the Brown's Chicken building to become a bank with a drive-through.

Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends commercial uses at this location. The Comprehensive Plan suggests several policies that should be used to guide improvement to commercial developments. One of those policies is ensuring the highest quality of design, including signage and graphics. The petitioner's building elevations are comprised of a mix of masonry and glass and reflects MB Financial's new bank prototype. The additional sign on the east elevation is intended to inform individuals already within the shopping center of the establishment. The additional sign will not be visible from Main Street. As such, the additional signage will not create an appearance of excessive signage and is therefore compatible with the Plan objectives.

Compatibility with Surrounding Land Uses

The site is surrounded by other retail commercial uses, both within the shopping center as well as along Main Street. Immediately south of the site is an existing Culver's fast-food restaurant with a drive-through facility. Jewel/Osco, Enchanted Castle, Culver's, Hobby Lobby and the existing Brown's restaurant all have more than one wall sign. As such, staff believes the proposed wall sign request is consistent with the surrounding land uses.

Compliance with the Sign Ordinance

As the site is a planned development, the signage associated with the MB Financial Bank site needs to be reviewed in the context of the entire shopping center. The petitioner's plan

deviation request to allow for an additional wall sign on the east elevation (the west wall sign is permitted by right) meets the wall sign requirements at 28 square feet (10'6" x 2'8") in overall size. Given the bank's position as an island within the shopping center parking lot, staff believes the request can be supported.

FINDINGS AND RECOMMENDATIONS

Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending approval of this petition subject to the conditions as outlined:

Based on the submitted petition and the testimony presented, the proposed conditional use and variations do comply with the standards required by the Lombard Zoning and Sign Ordinances; and, therefore, I move that the Plan Commission adopt the findings included within the Inter-department Group Report as the findings of the Lombard Plan Commission, and therefore **approve** SPA 06-04ph, subject to the following condition:

1. The petitioner shall develop the site in conformance with the submitted plans, prepared by the Hezner Corporation, dated July 18, 2006 and made as part of this request.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Assistant Village Manager/Director of Community Development

att

c: Petitioner