

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Yorkbrook Business Park – Eisenhower Lane

June 19, 2017

Title

PC 17-19

Petitioner

Parvin-Clauss Sign Company
165 Tubeway Dr
Carol Stream IL 60188

Property Owner

Venture One Real Estate
9500 W Bryn Mawr Ave
Suite 340
Rosemont IL 60018

Property Location

Eisenhower Lane
Trustee District #3

Zoning

I - Industrial

Existing Land Use

1-story Office Center, Research,
and Warehouse

Comprehensive Plan

Mixed Office & Industrial

Approval Sought

The petitioner requests that the Village grant a conditional use for a planned development with a deviation to Section 153.208 (H) to allow for signs in the clear line of sight area.

Prepared By

Jennifer Ganser, AICP, Assistant
Director



LOCATION MAP

DESCRIPTION

Staff has been working with Parvin-Clauss Sign Company regarding signs located at the Yorkbrook Business Park. The majority of the properties within the business park are owned by a single owner that would like for the area to have similar sign designs and locations for consistency and ease of wayfinding. However, the business park's unique parking lot layout leaves little space for some signs to be located outside from the clear line of sight area.

APPROVAL(S) REQUIRED

The petitioner requests that the Village grant a conditional use for a planned development with a deviation to Section 153.208 (H) to allow for signs in the clear line of sight area.

EXISTING CONDITIONS

The approximately seventy-four (74) acre property includes one-story structures used for light industry, warehouses, offices, and their associated parking lots. The business park can be accessed via one (1) curb cut on Finley Road, with Eisenhower Lane N and Eisenhower Lane S creating a loop within the business park.

PROJECT STATS

Lot & Bulk

Parcel Size: Approx. 74
 acres

Submittals

1. Petition for a public hearing, submitted;
2. Response to Standards for a Planned Development;
3. Sign plan, prepared by Parvin-Clauss Sign Company, dated April 28, 2017.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments, and notes that the signs must meet the 10' setback. Additional comments may be forthcoming during permit review.

Fire Department:

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

Private Engineering Services (PES):

PES has no comments, and notes that the width of most of the driveways currently exceed the Village's maximum driveway width for commercial driveways. Additional comments may be forthcoming during permit review.

Public Works:

Public Works has the following comments:

- the signs (including concrete base) would need a minimum of 2' setback from the back of curb,
- the signs (including concrete base) would need a minimum of 5' setback from any Village owned utilities.
- the signs are proposed to be in utility and drainage easements that contain water mains and sewer mains. Permanent structures including signs are normally not allowed in such easements. However, given the lack of viable options to locate signage outside of the easements, the Department of Public Works does not object to the proposed deviations nor the proposed locations provided that the petitioner understands and accepts that neither the Village nor other utility owners having rights in the easements may remove the signs without need of replacing nor repairing them in the process of construction, operation and maintenance.

Additional comments may be forthcoming during permit review.

Planning Services Division (PSD):

The Planning Services Division notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	R4PD	Low Rise Multiple Family Residential
South	Downers Grove – M2	Manufacturing
East	R4PD; CRPD	Low Rise Multiple Family Residential; Cemetery
West	R5PD	Beacon Hill retirement home

2. Comprehensive Plan Compatibility

The site is consistent with the Comprehensive Plan's recommendation of Mixed Office and Industrial uses. Though the Comprehensive Plan does not recommend signage type or locations, staff finds the proposed signage is consistent with the business park use.

3. Zoning & Sign Ordinance Compatibility

Parvin-Clauss applied for numerous permits in the Yorkbrook Business Park for new freestanding signs. During the permit review process, staff noted that some signs were located in the clear line of sight triangle, as defined below.

"Clear line of sight areas are triangular-shaped areas adjacent to intersecting, improved rights-of-way, private streets, or access drives maintained to preserve clear visibility at the intersection. In the case of intersecting, improved rights-of-way, the clear line of sight area is the area formed by the intersecting, improved rights-of-way lines 30 feet away from the point of intersection. In the case of private streets, the clear line of sight area shall be measured from the intersection of the easement line(s) of the private street with the easement line(s) of the other private street, the improved right-of-way, or edge(s) of pavement of a private driveway or access drive. In the case of private residential driveways intersecting with improved rights-of-way or streets, the clear line of sight area is the area formed by the intersection of the edge of pavement of such private drive with the improved rights-of-way or street, 20 feet away from the point of intersection."

In many locations at the Yorkbrook Business Park, there are not many options for sign placement. The business park's unique parking lot and curb cut layout leaves little space for some signs to be located outside from the clear line of sight area. Staff worked with the petitioner to move some signs, but others could not be moved.

Staff notes that Eisenhower Lane is a unique street. This circular road is only accessed by those needing to be on Eisenhower Lane, it is not used for short-cuts or to access other roads. There is little pedestrian traffic on Eisenhower Lane and our engineer noted that most driveway widths are greater than Village Code allows (at 35'). Lastly, the signs are intended to help motorists by listing the addresses and business names. Staff concurs with the petitioner that the Yorkbrook Business Park and Eisenhower Lane can lead to difficulties in finding a specific business. Motorists not familiar with the area will need the signage to help ensure they can safely reach their destination.

Staff notes that the ten foot (10') setback will still need to be followed, as no variance is requested. The setback, and the clear line of sight, is measured from the property line.

4. Planned Development

Section 155.502 of the Zoning Ordinance encourages the use of planned developments that provide for a more efficient use of the site. Staff is supportive of the planned development request as it establishes a framework for review and consideration of subsequent activities or structures that could be developed in the future. The creation of the planned development will also allow for additional community input through the public hearing process for future improvements to the site.

SITE HISTORY

The Yorkbrook Business Park was built throughout the 1970s and has been before the Village of Lombard's Plan Commission multiple times over the past several years for individual tenant build-out approvals. Numerous addresses were granted conditional uses for learning centers (indoor athletic training facility), food or dairy manufacture, packing, and processing facility, and contractors, architects, and engineer's equipment and material storage yards.

FINDINGS & RECOMMENDATIONS

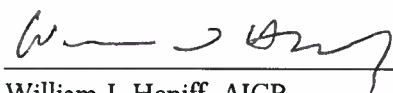
Staff finds that the proposed sign deviation and planned development is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, Zoning Ordinance, and Sign Ordinance.

The Inter-Departmental Review Committee has reviewed the Standards for the conditional use and for a planned development and requested signage and finds that the petition **complies** with the standards established by the Village of Lombard Zoning and Sign Ordinances, and that granting the planned development and the signage relief is in the public interest. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 17-19:

Based on the submitted petition and the testimony presented, the proposed planned development with a signage deviation do comply with the standards required by the Village of Lombard Zoning Ordinance 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 recommend to the Village Board **approval** of PC 17-19, subject to the following conditions:

1. Any future free-standing signs shall be in accordance with, or compatible with, the sign plan prepared by Parvin-Clauss, dated April 28, 2017, and made a part of this petition.
2. A building permit shall be required for each new sign proposed within the planned development.
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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Venture One Eisenhower Lane Campus

Standards for Planned Developments

A. General Standards

1. With the exception of the monument sign setbacks in question, the Eisenhower Lane Campus complies with the regulations of the district in which it is located.
2. These signs do not impact the existing sewage and water facilities.
3. The dominant use in this planned development is for offices and facilities for business tenants.
4. The use of the Eisenhower Lane Campus is consistent with the comprehensive plan of the village.
5. There will be no changes to the streets in the Eisenhower Lane Campus and no impact on traffic access, parks, recreation areas, schools, or other public facilities.

C. Standards for Planned Developments with Other Exceptions

1. The Eisenhower Lane Campus monument sign setback would be in the public interest as these signs would be installed in a visible location at each address in order to direct customers to businesses.
2. The setback of the signs in question would not adversely impact the individual property's value. In fact the consistency of monument signage within the campus would be a clear and helpful visual directory for customers looking for specific businesses.
3. This monument sign setback exception for the addresses in question would be beneficial to the business tenants as it would identify addresses and specific businesses for customers and vendors.
4. The overall floor area of the planned development will not be changing.
5. The number of dwelling units will not be changing.
6. The building locations will not change; the setbacks will remain the same. All transitional yards will remain the same.
7. The area of open space will remain the same.