

SURROUNDING ZONING AND LAND USE

- North: R2PD – Single-Family Residential District Planned Development; developed as detached single-family residential.
- South: B3PD - Community Shopping District Planned Development; developed as office uses.
- East: R4PD – Limited General Residential Planned Development District; developed as single-family attached residences known as Abbey Woods and Fairfield Court townhomes.
- West: B3PD - Community Shopping District Planned Development; developed as office uses.

ANALYSIS

SUBMITTALS

This report is based on the petitioner's document submittal filed on December 20, 2011 with the Department of Community Development including:

1. Petition for public hearing.
2. Plans associated with the proposed banner.
3. Responses to the Standards for Variation.

DESCRIPTION

The petitioner is requesting a deviation from the Lombard Sign Ordinance to allow for a two-hundred and eighty-five (285) square foot real estate sign where only a thirty-two (32) square foot sign is permitted. The intent of the sign is to advertise the remaining thirteen (13) available units in the forty (40) unit multi-family residential building.

INTER-DEPARTMENTAL REVIEW COMMITTEE COMMENTS

PUBLIC WORKS

Public Works has no comments.

PRIVATE ENGINEERING

Private Engineering Services has no comments.

FIRE DEPARTMENT

The Fire Department has no comments.

BUILDING DIVISION

The Building Division has no comments.

PLANNING

Zoning History

The Yorkbrook Condominiums development was originally approved by the Village in 1996 (PC 96-26) and consisted of a single 120-unit condominium development to be constructed in three phases. Phase I of the project (45 units) started in 1999 with construction work continuing through 2001. The original developer, Fox Land Development, was unable to continue with the project and Phases 2 & 3 were taken over by Hartz Construction.

In 2004, the petitioner, received approval of a minor change to the approved elevations for Phases II & III of the development (SPA 04-09). Phase II of the building has received a conditional Certificate of Occupancy/Zoning Certificate. The remaining phase III is not yet scheduled for construction at this time.

Compatibility with the Sign Ordinance

As previously mentioned, real estate signs are subject to a maximum of thirty-two (32) square feet. The proposed two-hundred and eighty-five (285) square foot sign is temporary in nature and would advertise the sale of real estate. As such, it is classified as a real estate sign; therefore, a deviation is required. The proposed signage will be visible to neighboring non-residential properties and associated streets located to the south of the subject property. The signage is intended to direct vehicular traffic from 22nd Street to the Yorkbrook Condominiums development.

The proposed real estate sign would be located on the south elevation of the Phase II building, which is oriented towards 22nd Street. The intent of the sign is to advertise the remaining thirteen (13) available units in the forty (40) unit multi-family residential building.



Proposed sign as shown on the southern elevation of the Phase II building.

Staff is supportive of this deviation. The temporary nature of the proposed signage ensures that it will not remain on the premises for an extended period of time. As the proposed sign will not be facing residential properties and will be oriented toward 22nd Street, impacts of the signage on surrounding properties would be minimal.

In further review of the proposed signage, staff finds that smaller signage would not effectively meet the sign's intent, which is to inform individuals not currently within the planned development of the availability of units. The property does not have any frontage on a public right-of-way and access to the site is achieved from private drives within the planned development. Smaller signage would not be visible from adjacent rights of way. Therefore, meeting the existing signage provisions would not be effective in conveying their message.

Additionally, if signs were placed along 22nd Street, they would require relief as they would be considered off-premises signs. Staff believes that placing the signage on the building itself is a more effective method of delivering their message and have a much less visual impact. Lastly, staff finds that although the sign is large, when viewed in the context of the entire building elevation, the sign appears proportional.

In 2003, as part of SPA 03-09, the City View Apartments at the Highlands of Lombard received site plan approval to increase the maximum square footage for a real estate sign. Similar to the City View Site Plan Approval, the subject real estate sign is meant to be informational in nature by advertising to prospective tenants. Second, the size deviation is requested so that the signs will be visible from the major adjacent public right of way (22nd Street).

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 and made part of this petition.

FINDINGS AND RECOMMENDATIONS

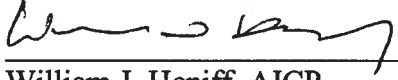
The Inter-Departmental Review Committee has reviewed the standards for variations for the requested signage and finds that the standards for variations have been met, as submitted by the petitioner. As such, the Committee recommends that the Plan Commission make the following motion recommending **approval** of SPA 12-01ph:

Based on the submitted petition, accompanying signage plans and the testimony presented, the proposed signage **complies** with the standards established by the St. Regis/Yorkbrook 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 12-01ph, subject to the following conditions:

1. The petitioner shall apply for and receive an annual building permit for the duration of the proposed signage. The proposed sign size and location shall be consistent with the plans prepared by Hartz Construction and made a part of this request.
2. That the proposed signage shall remain in a good state of repair while it is affixed to the building. Should the Director of Community Development determine that the signage presents a weathered appearance or is in disrepair, the owner shall be required to remove or replace the signage.
3. The sign shall be removed once all the remaining units have been sold or two (2) years after the date of approval, whichever comes first.

Inter-Departmental Review Group Report approved by:

Plan Commission
Re: SPA 12-01ph
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William J. Heniff, AICP
Director of Community Development

SPA 12-01ph: 2030 St. Regis Drive (Yorkbrook Condos)



Hartz Construction is the Developer of the 40 unit condominium building located at 2030 St. Regis Drive, Lombard. We are requesting approval of a deviation of the Lombard Sign Ordinance for Section 153.229(B)(3) to increase the size of a real estate sign from 32 square feet to 285 square feet and approval of a deviation of Section 153.502(C)(2) to increase the height of a sign in a residential district from 10 feet to 61 feet. The sign will be 6'11" high by 41'4" wide and made of polymetal and attached securely at the top of the south elevation of the building. The size and location of this sign will allow it to be seen from 22nd Street. We ask that this sign be allowed to remain until the last 13 units in the building are sold.

We feel our request complies with the Standards For Variation as stated in Section 155.103.C.7 of the Lombard Zoning Ordinance.

1. Our building at 2030 St Regis Drive is part of the PUD for the St Regis Development. Our building is attached to the south side of 2020 St Regis Drive and has no frontage or exposure to 18th Street. Our building is setback 240 feet from North Lake Drive and is not parallel to the street. We feel a hardship exists if the strict letter of the regulations were to be applied, as the small size and height restrictions limit the visibility of the sign only to people entering the property.
2. The conditions are unique to the property and are not generally applicable to other property within the same zoning classification.
3. The purpose of the variation request is not based primarily upon a desire to increase financial gain but rather identify the project from 22nd Street and the availability of the units for sale.
4. The location of the 2030 St. Regis Drive is part of a larger PUD and therefore the hardship was caused by the sign ordinance and has not been created by Hartz Construction.
5. The proposed sign will be located a substantial distance from the adjacent property and therefore the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
6. The property to the south of 2030 St Regis Drive is business type uses and the granting of the variation will not alter the essential character of the neighborhood.
7. Attaching the sign to the top of the south side of the building will not impair and adequate supple of light and air to adjacent property or substantially increase the congestion of the 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.

We feel our request complies with the Standards for Conditional Uses as stated in Section 155.103(F)(8) of the Lombard Zoning Ordinance.

1. The establishment, maintenance, or operation of the proposed sign will not be detrimental to, or endanger the public health, safety, morals, comfort or general welfare.

2. The proposed sign will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located.
3. Since the adjacent property is already developed, the installation of the sign will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate public utilities, access roads, drainage and necessary facilities have been provided to 2030 St. Regis Drive.
5. Adequate driveways have been installed to provide ingress and egress and are designed to minimize traffic congestion in the public streets.
6. The proposed sign will allow the continuation of the property to be developed as a Planned Residential Development which is consistent with the Lombard Comprehensive Plan.
7. The proposed sign, except for the requested variances conform to the applicable regulations of the R-4 zoning district.

Standards for Planned Development as stated in Section 155.508 (A) (B) (C) of the Lombard Zoning Ordinance.

The property is still being developed in accordance with the approved PUD site plan and complies with the Generals Standards for a Planned Development.