

Surrounding Zoning and Land Use

- North: I Limited Industrial District; developed as Single Family Residences
South: I Limited Industrial District; developed as Single Family Residences
East: I Limited Industrial District; developed as Single Family Residences
West: R5 General Residence District; developed as Beacon Hill

ANALYSIS

SUBMITTALS

This report is based on the following documents, which were filed with the Department of Community Development on May 5, 2006.

1. Petition for Public Hearing
2. Response to the Standards for Variation
3. Plat of Survey, prepared by Edward J. Molloy & Associates, Ltd., dated September 6, 2005 and last revised September 19, 2005.
4. Proposed sign drawings, prepared by Doyle Signs, dated October 19, 2005 and last revised May 3, 2006.

DESCRIPTION

The petitioner is requesting variations for height, area, and location for a proposed freestanding sign for York Brook Park. The proposed sign, to be located at the southeast corner of Finley and Eisenhower Lane, will replace the existing York Brook Park sign at the northeast corner.

INTER-DEPARTMENTAL REVIEW COMMENTS

Fire and Building

Fire and Building have no comments on this petition.

Public Works Engineering

Public Works has no comments on this petition.

Private Engineering

The Private Engineering Services Division has no comments on this petition.

Planning

Background

In 1971, the Village issued a permit for a 120-square foot, 19.5-foot tall freestanding sign in the same general location as the proposed sign, but it is unclear as to whether or not this sign was ever erected. The existing York Brook Park sign at the northeast corner of Finley and Eisenhower is approximately 10.2 feet tall and 55 square feet. The table below summarizes past, present, and proposed signs for the park.

	Permitted in I District	1971 permit	Existing	Proposed
Sign Area	30 sq. ft.	120 sq. ft	55 sq. ft.	60 sq. ft.
Sign Height	6 feet	19.5 feet	10.2 feet	7.3 feet

Staff can support the requested variations for sign area and sign height. The proposed non-illuminated sign will be surrounded with landscape plantings and will be located outside of the clear line of sight area, unlike the sign it will be replacing. The new sign location will significantly improve the visibility of surrounding properties as well as the park itself.

Shopping center identification signs, which are permitted for multi-tenant properties in the B3 and B4 Districts, are allowed up to 150 square feet with a maximum height of 35 feet. Examples of these signs include Yorktown Center and Fountain Square. However, there is no comparable sign classification for multi-tenant properties within the I Limited Industrial District.

Furthermore, the Village has previously granted a variation request of this type. In 2001, the Village reviewed a similar case wherein the nearby Oak Creek business park was granted approval for a 100-square foot, 6.3-foot high sign (SPA 01-06). As Oak Creek and York Brook Park are the only consolidated industrial parks within the Village, the requested relief would not be generally applicable and would not set a precedent for individual industrial properties.

FINDINGS AND RECOMMENDATIONS

The Department of Community Development has determined that the information presented **has affirmed** the Standards for Variations for the requested variation. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Zoning Board of Appeals make the following motion recommending approval of the variation:

Based on the submitted petition and the testimony presented, the requested variation **complies** with the Standards required for a variation by the Lombard Zoning Ordinance; and, therefore, I move that the Zoning Board of Appeals accept the findings on the Inter-Departmental Review Committee as the findings of the Zoning Board of Appeals and recommend to the Corporate Authorities **approval** of ZBA 06-10, subject to the following condition:

Zoning Board of Appeals

Re: ZBA 06-10

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1. The petitioner shall develop the site in accordance with the plans prepared by Doyle Signs, dated October 19, 2005 and last revised May 3, 2006, submitted as part of this petition.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH:JB

att-

c: Petitioner

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