

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

AMENDMENT TO SPA13-01ph/SPA 15-01ph AND SITE PLAN APPROVAL – 80 Yorktown

September 21, 2015

Title

SPA 15-03ph

Petitioner

YTC Mall Owner, LLC
203 Yorktown Center
Lombard, IL 60148

Property Owner

Same as above

Property Location

80 Yorktown
(PIN: 06-29-200-028 and
06-29-200-030)
(Trustee District #3)

Zoning

B3PD Community Shopping
District, Planned Development

Existing Land Use

Commercial; Theater, Indoor

Comprehensive Plan

Regional Commercial

Approval Sought

Site Plan Approval

Prepared By

Tami Urish
Planner I



Location Map

PROJECT DESCRIPTION

The petitioner is requesting that the Village grant site plan approval for a single tenant freestanding sign in place of the previously approved mall identification freestanding sign (SPA15-01ph, an amendment to SPA13-01ph) located at the southeast corner on Lot 2, a proposed resubdivision of 80 Yorktown. In addition, a request to increase the permitted sign surface area for wall signage on the proposed building on Lot 2. The petitioner proposes to resubdivide the southwest corner of the theatre parking lot (SUB 15-03) and construct a new building for a Dunkin Donuts restaurant.

APPROVAL(S) REQUIRED

Per Section 155.504 (C), minor changes from an approved planned development which are determined to be minor changes but which would require a deviation from in the number, size, type, or location of signage within a planned development in a B3 Community Shopping District shall require review and approval by the Plan Commission in conjunction with the site plan approval process:

1. An amendment to Site Plan Approval SPA 13-01ph and SPA 15-01ph, approved by the Lombard Plan Commission, to replace the previously approved shopping center identification sign with a single tenant freestanding sign along Butterfield Road.

PROJECT STATS

Lot & Bulk of Proposed Lot 2

Parcel Size:	1.73 acres 75,541 sq ft
Building Size:	2,020 sq ft
Tenant Space:	2,020 sq ft
Lot Coverage:	74 %

Setbacks

Front (south)	68 feet
Side (east)	164 feet
Side (west)	70 feet
Rear (north)	112 feet

Submittals

1. Petition for Site Plan Approval;
2. Response to Standards for Variations;
3. Site Plan, prepared by MRV Architects, Inc., dated 8/11/2015, Exhibit A; and
4. Exterior Elevations prepared by MRV Architects, Inc., dated 8/11/2015, Exhibit B and C(4 pages); and
5. Landscape Plans prepared by MRV Architects, Inc., dated 7/6/2015, Exhibit C (2 pages).

2. A deviation from Section 153.505(B)(19)(a)(i)(a) of the Lombard Sign Ordinance to allow sign surface areas with a total of one hundred and seventy-eight (178) square feet where total sign surface areas shall not exceed one hundred (100) square feet.

EXISTING CONDITIONS

The subject property is bounded by commercial and office uses with a single tenant building, AMC Theatre and associated parking lot having access from the Yorktown private drive and Butterfield Road. This area of the parking lot is rarely utilized.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments on the subject petition.

Fire Department:

The Fire Department has no comments on the subject petition.

Private Engineering Services (PES):

PES has no comments on the subject petition.

Public Works:

A public sidewalk is required along Butterfield Road as a Major Development per Village Code Section 154.306, and also per the plat of subdivision Plan Commission case #SUB 15-03. If desired, this sidewalk may be constructed on private property provided that it is contained in a related easement.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Comprehensive Plan Compatibility

The Comprehensive Plan recommends Regional Commercial. A restaurant – fast food and associated signage and proposed amendment to SPA 15-01ph and SPA 13-01ph is consistent with this recommendation.

2. Zoning Ordinance Compatibility and Yorktown Planned Development

The subject property is governed by the Zoning Ordinance and the Yorktown planned development. The B3-Community Shopping District Requirement lists “restaurant” as a permitted use. In accordance with Ordinance 1171, the drive through window of the restaurant is a permitted use as it is a

conditional use in the B3-Community Shopping District. This original development agreement also allows the Plan Commission to authorize variations from the sign regulations of the Village Code in conjunction with site plan approval provided no prohibited type of sign may be allowed.

3. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	B3PD – Community Shopping District Planned Development	Hotel, Westin
South	OPD – Office District Planned Development	Offices, restaurant and vacant land
East	O – Office District	Religious institution, Northern Baptist Theological Seminary
West	B3PD – Community Shopping District Planned Development	Regional shopping center, Yorktown Mall

Staff finds that the proposed amendment to SPA 15-01ph and SPA 13-01ph and wall sign deviations do not affect the existing zoning or land use of the subject property or the surrounding properties.

4. Site Plan

The site plan approval process provides the ability of the Plan Commission to review, approve, deny or modify the individual developments that are proposed within the overall development. The planned development’s approved concept plans serve as a model for future development activity. The site plan approval process addresses the detailed site plan information consisting of building design and location, use of the subject property, infrastructure improvements, traffic impacts, landscaping, and land use compatibility. Considering there are approximately 600 more parking spaces than the minimum required 7,500 parking spaces, staff finds that the project’s resulting net loss of 51 parking spaces has minimal impact on parking availability.

5. Compatibility with the Sign Ordinance

The Sign Ordinance allows one hundred (100) square feet of sign surface area per street frontage in the B3 Community Shopping District. The subject property only fronts onto one public street, Butterfield Road, located along the southern property line. The petitioner is proposing a combination of wall signs, as follows:

Elevations	Code Requirements	Proposed Signage
North	-	1 wall sign @ 50 sq. ft.
South	100 sq. ft. of sign surface area	3 wall sign: 1 @ 6 sq. ft.; 1 @ 16.7 sq. ft. and 1 @ 32.8 sq. ft. with a total of 55.5 sq. ft.
East	-	1 wall sign @ 50 sq. ft.
West	-	1 wall sign @ 22.5 sq. ft.
Totals	A sign surface area, not to exceed 100 sq. ft.	5 wall signs totaling 178 sq. ft.

Historically, staff has supported signage deviations for businesses along the ring road (i.e., Capital Grille, Claim Jumpers, Target, Westin) as a strict interpretation of code could severely restrict or

prohibit business entities from placing reasonable signage on their buildings. If the ring road was a publicly dedicated street, one additional wall sign would be permitted. Additionally, as customers will be accessing the site from multiple directions, including the parking lot aisles north of the site, the need to have signage on each of the elevations is desirable. As these drives often function as public streets, staff believes the signage petition could be supported. So that the building is not overwhelmed with signage no individual sign surface area is greater than 50 square feet in size.

The proposed freestanding sign for Dunkin Donuts is to replace a previously approved Yorktown monument sign (please see attached exhibit D). With the approval of SUB 15-03, the Dunkin Donuts site will be a single tenant on one parcel of property. The proposed fifty-eight (58) square feet of sign surface area of the sign meets code as it is less than the permitted one hundred and twenty-five (125) square feet allowed in the B3 district along a state right-of-way (Butterfield Road/IL Route 56).

SITE HISTORY

SPA 15-01ph, 1-378 Yorktown Center: The petitioner requested and received an amendment to Site Plan Approval SPA 13-01ph, with deviations and variations, approved by the Lombard Plan Commission in January 2013, to move the proposed location of the shopping center identification sign along Butterfield Road.

SPA 14-01ph, 80 Yorktown (AMC Theatres): Site plan approval granted with the following deviations for the subject property, located within the B3PD Community Shopping District, Planned Development:

1. A deviation from Section 153.505(B) (19)(a)(ii)(a) to increase the permitted number of wall signs; and
2. A deviation from Sections 153.505(B) (15), 153.237 (C) and 153.237 (E) to provide for more than one temporary sign per street frontage, and can be in place year round to be consistent with the intent of SPA 13-01ph, and to exceed thirty-two (32) square feet in area.

SPA 13-01ph, 1-378 Yorktown Center: The petitioner requested and received Site Plan Approval for the following signage deviations from the Lombard Sign Ordinance for property located within the B3 Community Shopping District, Yorktown Center Planned Development:

1. A variation from Section 153.208(H) to allow signs to be displayed within the clear line of sight area.
2. A deviation from Section 153.210 to allow for automatic changeable reader boards in excess of nine (9) square feet in area.
3. A deviation from Section 153.218 to allow for informational signs to be greater than six (6) square feet in area and greater than four (4) feet in height.
4. A deviation from Section 153.235 to allow for multiple shopping center identification signs in excess of 150 square feet to be displayed in conjunction with other freestanding signs and less than 75 feet from the centerline of the adjacent right-of-way.
5. A deviation from Sections 153.242 and 153.505 to allow for projecting signs to be located on any building elevation regardless of frontage or entrance location.

SPA 11-02ph: 85 Yorktown Shopping Center (Chase Bank): Site plan approval granted with the following deviations for the subject property located within the B3 Community Shopping District and Yorktown Center Planned Development:

1. A deviation from Section 153.505(B)(19)(a)(2)(a) of the Lombard Sign Ordinance to allow a total of four wall signs where a single wall sign is permitted; and

2. A deviation from Section 153.505(B)(19)(a)(1)(a) of the Lombard Sign Ordinance to allow a total wall sign area of approximately 168.22 square feet.

SPA 10-06ph, 80 Yorktown (AMC Theatres): Site plan approval granted with a deviation from Section 153.505 (B)(19)(a)(1)(b) of the Lombard Sign Ordinance to increase the maximum allowable area of a wall sign from 200 (200) square feet to two hundred and sixty-two (262) square feet on the southern exterior wall to include the word "IMAX".

SPA 10-01ph: 1 Yorktown Shopping Center (McDonald's): Site plan approval granted with the following deviations for the subject property located within the B3 Community Shopping District and Yorktown Center Planned Development:

1. A deviation from Section 153.207 of the Lombard Sign Ordinance to allow two roof signs of approximately 870 square feet each; and
2. A deviation from Section 153.505(B)(19) of the Lombard Sign Ordinance to allow a total of five wall signs with a total area of approximately 151.75 square feet.

SPA 07-07ph; 96 Yorktown Center (5/3 Bank): Site plan approval granted with a deviation from Section 153.505(B)(19)(a)(2)(a) to allow three wall signs when only one wall sign is permitted for the subject property on Lot 3 of the Yorktown Center, located within the B3PD Community Shopping District.

SPA 05-04ph; 94 Yorktown Center (Rock Bottom Brewery Restaurant): Site plan approval granted with a deviation from Section 153.505(B)(19)(a)(2)(a) of the Lombard Sign Ordinance to allow for more than one wall sign per street frontage, located within the B3PD Community Shopping District, Planned Development.

SPA 05-03ph; 87 Yorktown Center (Capital Grille Restaurant): Site plan approval for the following signage deviations from the Lombard Sign Ordinance for property located within the B3PD Community Shopping District, Planned Development:

1. A deviation from Section 153.505(B)(19)(a)(2)(a) to allow for more than one wall sign per street frontage, and
2. A deviation from Section 153.211 (F) to allow for awning and canopy signs to be displayed in conjunction with a wall sign.

SPA 05-02ph, 92 Yorktown Center (Claim Jumpers Restaurant): Site plan approval granted with a deviation from Section 153.505(B)(19)(a)(2)(a) to allow three wall signs when only one wall sign is permitted for the subject property (Yorktown Center), located within the B3 Community Shopping District.

FINDINGS & RECOMMENDATIONS

The Department of Community Development has determined that the information presented **has affirmed** the Standards for Variations. Based on the above considerations, the Inter-Departmental Review Committee that the Plan Commission **approves** of the aforementioned deviations:

Based on the submitted petition and the testimony presented, the requested deviation **does comply** with the Standards required by the Lombard Zoning and Sign Ordinances and is compatible with the approved planned development; and, therefore, I move that the Plan Commission find that the findings included as part of the Inter-departmental Review Report be the findings of the Plan Commission and **approve** SPA 15-03ph, subject to the following conditions:

1. The signs shall be developed in accordance with the elevation plans prepared by MRV Architects, Inc., which was submitted as part of this petition.
2. The petitioner shall apply for and receive a building permit for the proposed plans.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development
c. Petitioner

XI. STANDARDS FOR VARIATIONS

***MRV* ARCHITECTS, INC.**

409 N. Wille Street, Mt. Prospect, IL 60056

Ph. (847) 373-5005 – Email: mrvarchitects@comcast.net

August 14, 2015

Plan Commissioners
Community Development
Village of Lombard
255 E Wilson Ave.
Lombard, IL 60148

Re: Proposed new Dunkin Donuts, Yorktown Center
Variations to the Lombard Zoning Ordinance and Lombard Sign Ordinance

On behalf of the Owner, Petitioner and Dunkin' Brands Inc., I have been asked to address typical concerns raised with the Sign Variation Request to the Village of Lombard's current Sign Ordinance. The following is a detailed response to all of the Lombard Sign Ordinance standards requested as a part of the Dunkin' Donuts submittal.

SECTION 155.103.C.7 OF THE LOMBARD ZONING ORDINANCE:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.

Response: As an out-lot to the shopping center, the building is visible to multiple traffic patterns beyond just the main roadway. Signage on one side will miss a majority of the traffic.

2. The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification.

Response: As an out-lot to the shopping center, the building is visible to multiple traffic patterns beyond just the main roadway. Signage on one side will not be visible to other directions of approach and other major views to the building.

3. The purpose of the variation is not based primarily upon a desire to increase financial gain.

Response: The purpose for the additional signage is to avoid confusion for the possible patrons coming from different angles to the building. Clear direct view of the signage will help customers quickly identify the location of the restaurant and avoid traffic confusion.

MRV ARCHITECTS, INC.

409 N. Wille Street, Mt. Prospect, IL 60056

Ph. (847) 373-5005 – Email: mrvarchitects@comcast.net

4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.

Response: No person presently having an interest in the property has created this hardship.

5. 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.

Response: The public welfare or possible injury to the public will not be caused by the granting of approval to the requested variation. Public traffic confusion would be less likely with the granting of the variation.

6. The granting of the variation will not alter the essential character of the neighborhood.

Response: The character of the neighborhood is fitting for this use and therefore the variation will not alter this. The variation is consistent with requests made and approved by other uses of this type and within the same shopping center.

7. The proposed variation will not impair an adequate supply 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.

Response: The sign variation request does not adversely affect the supply of light or air to adjacent properties. The variation would hopefully improve possible congestion of the public streets allowing better visibility to the use of the building. The granting of the sign variation will not 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

Please feel free to contact me with any further questions regarding the request for the sign variation.

Sincerely,



Mario Valentini
Principal,
MRV Architects, Inc.

EXHIBIT A - SITE PLAN

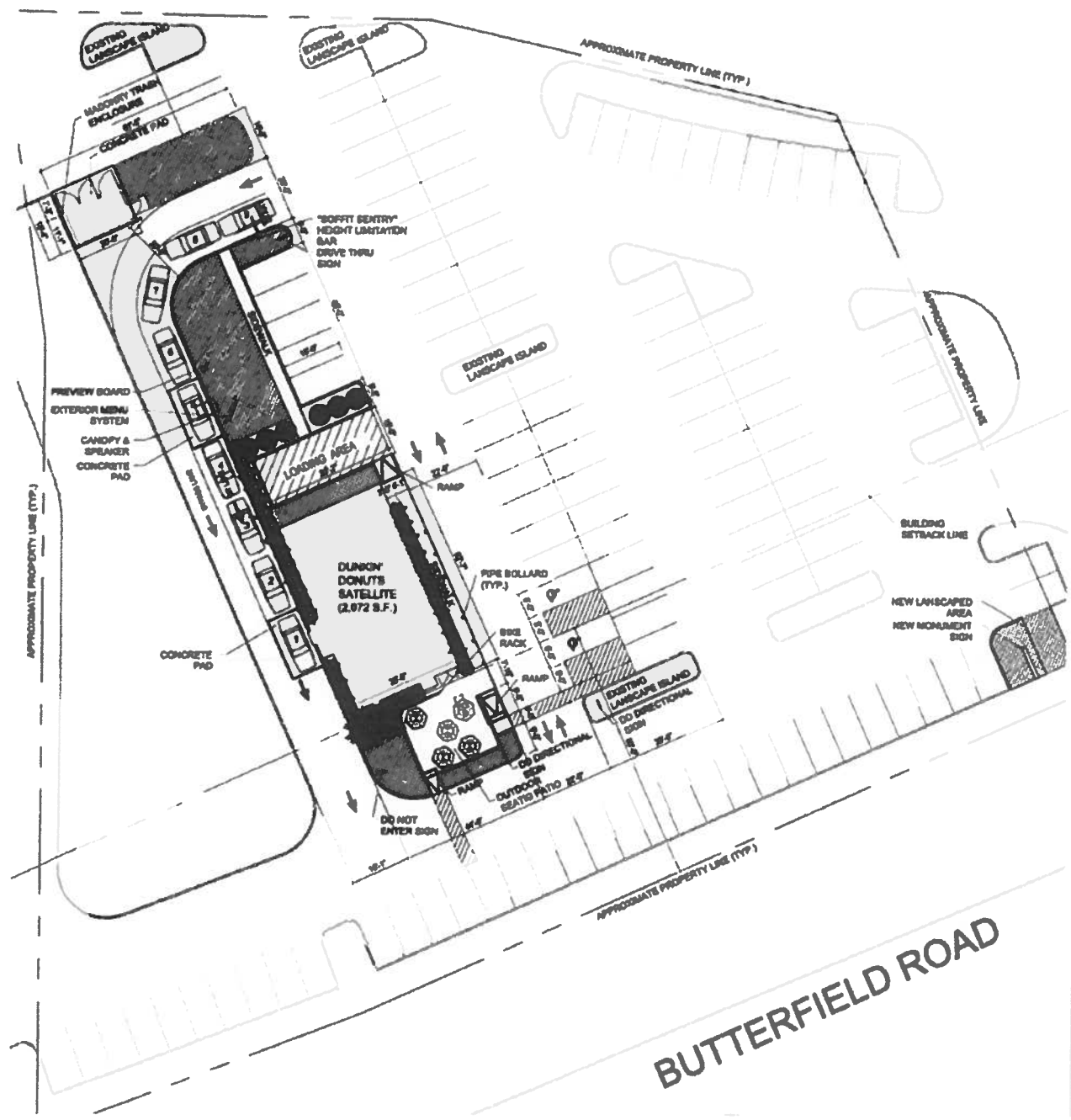
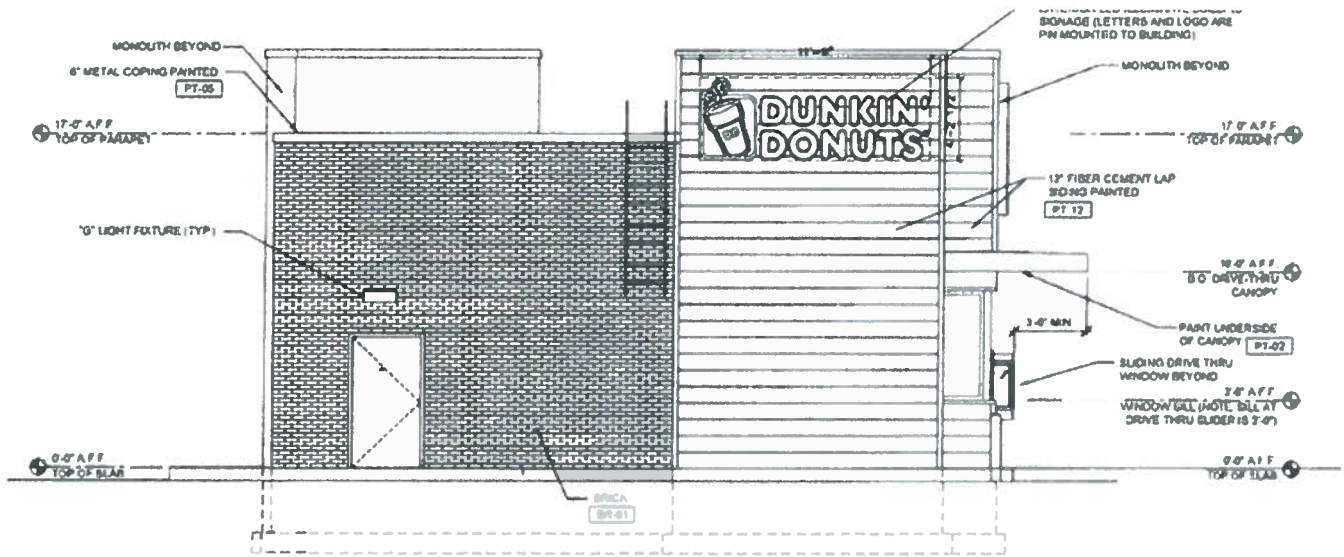
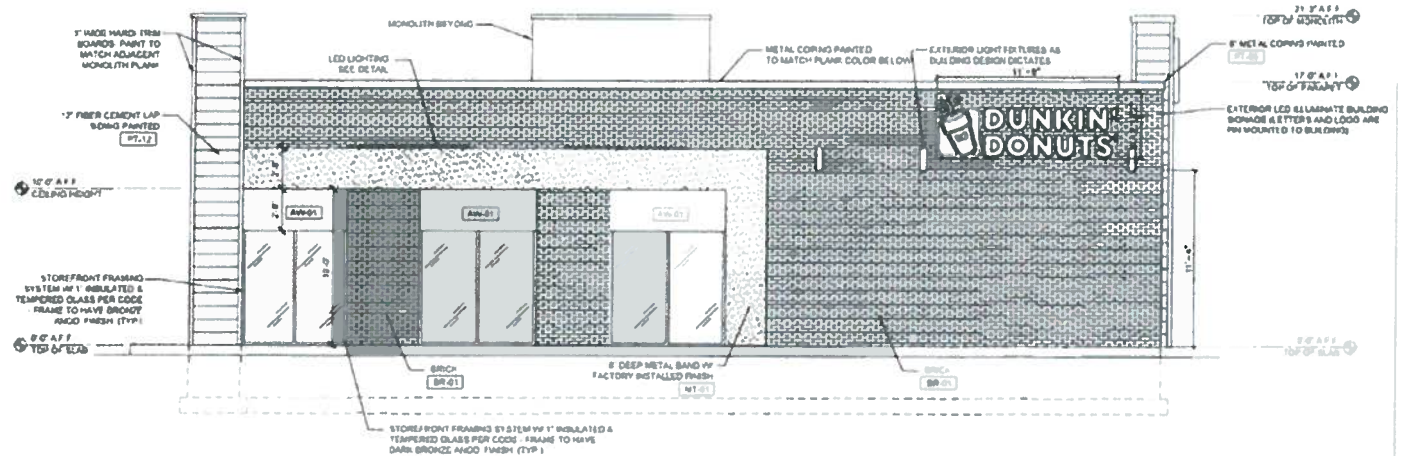


EXHIBIT B – NORTH AND EAST ELEVATIONS

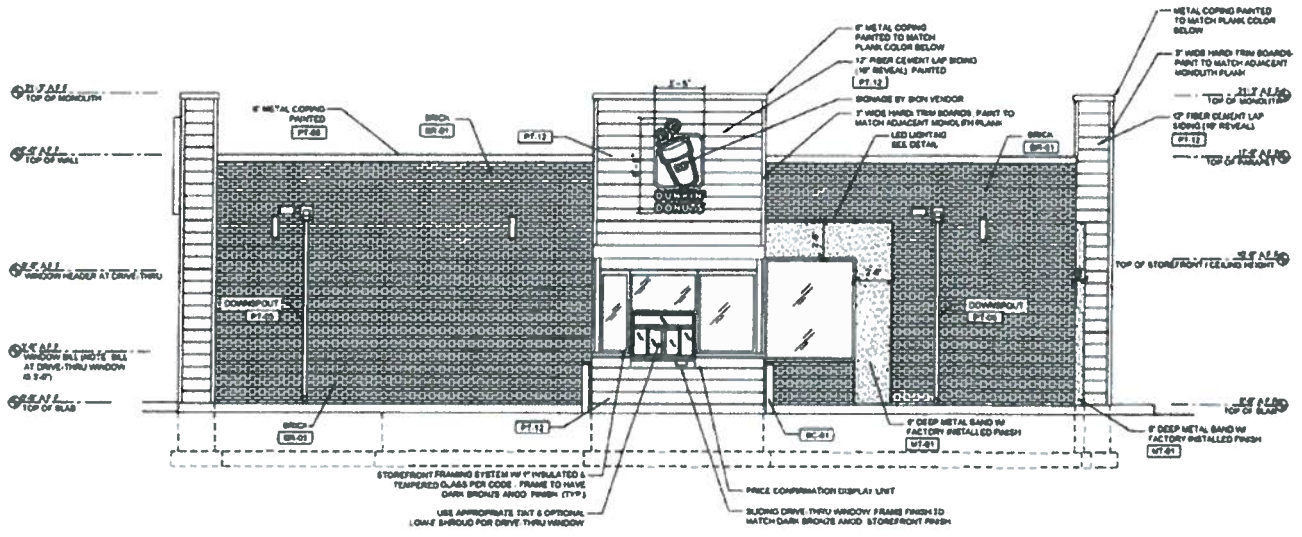


NORTH ELEVATION

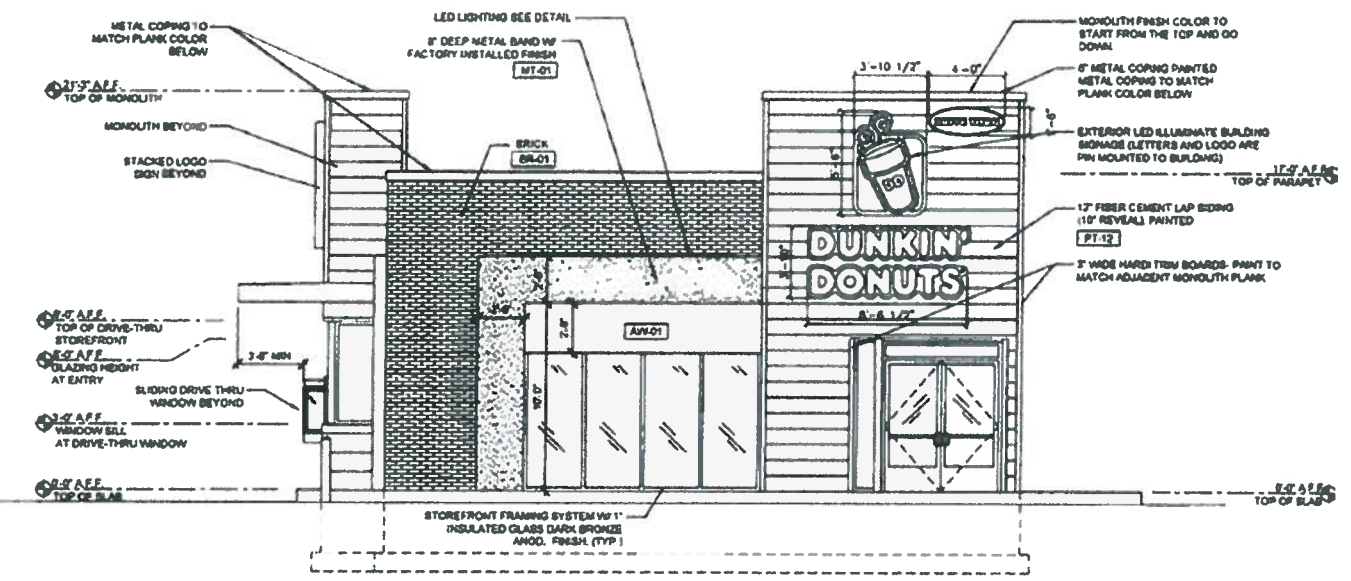


2 EAST ELEVATION

EXHIBIT C – SOUTH AND WEST ELEVATIONS



2 | WEST ELEVATION



SOUTH ELEVATION

EXHIBIT D – FREESTANDING SIGN



<u>Proposed Dimensions</u>	
Sign face =	58 sq. ft.
Height =	6 feet
Maximum area per code = 125 sq. ft.	
Maximum height per code = 6 feet	

3 MONUMENT SIGN

Proposed Dunkin Donuts sign to replace proposed (not installed) Yorktown monument sign (yellow box):

