

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

SITE PLAN APPROVAL – 3 YORKTOWN SHOPPING CENTER (KIDDO'S HEALTH)

June 20, 2022

Title

SPA 22-02ph

Petitioner

Kiddo's Health/Kiddo's Urgent Care
Mohamad Al-Ahdab
3 Yorktown Shopping Center
Lombard, IL 60148

Property Owner

Sunrays Lighthouse, LLC
1809 Midwest Club Pkwy
Oak Brook, IL 60148

Property Location

3 Yorktown Shopping Center
Lombard, IL 60148

Zoning

B3PD – Community Shopping
District Planned Development

Existing Land Use

Commercial – medical office

Comprehensive Plan

Regional Commercial

Approval Sought

Site plan approval for signage
deviation to allow 203 square feet
of wall signage.

Prepared By

Anna Papke, AICP
Senior Planner



LOCATION MAP

DESCRIPTION

The subject property is an outlot along the perimeter of Yorktown Center. The subject property has no frontage on a public street. Per the Village Code, properties in the underlying B3 District are permitted wall signs with a surface area equal to or less than one times the lineal front footage of the property per façade of street exposure. As this property has no frontage on a public street, it is not entitled to any wall signage under the Village Code.

A previous tenant at this site, Cole Taylor Bank, sought signage deviations in 2008 (PC 08-08) to allow for approximately 60 square feet of wall signs on the building. Subsequent tenants have stayed within the previously approved 60 square feet of signage. However, the current tenant would like to install more than 60 square feet of signage on the building. An additional deviation for wall signage is required.

APPROVAL(S) REQUIRED

The petitioner, Kiddos Health/Kiddos Urgent Care, requests that the Village take the following actions on the subject property located within the B3PD Community Shopping Planned Development District:

1. Pursuant to Sections 155.504(C) and 155.511 of the Lombard Village Code, grant site plan approval with signage deviations from Section 153.505(B)(19) of the Lombard Village Code to allow for wall signs with a total sign surface area of 203 square feet where no wall signage is permitted.

PROJECT STATS

Lot & Bulk

Parcel size: 0.839 acre

Submittals

1. Petition for a public hearing, dated May 16, 2022;
2. Response to Standards for Variations;
3. ALTA/NSPS Land Title Survey, prepared by United Survey Service, LLC, dated December 2, 2020;
4. Signage plans, prepared by Parvin-Clauss Sign Company, dated April 29, 2022;
5. Signage site plan, prepared by LaPage Architects, Ltd., dated April 25, 2022; and
6. Drive-through sign plan, prepared by the petitioner.

EXISTING CONDITIONS

The subject property is developed with a medical office building with drive-through window.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments on this petition. Additional comments may be forthcoming during permit review.

Fire Department:

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

Private Engineering Services (PES):

PES has no comments on this petition. Additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has no comments on this petition. Additional comments may be forthcoming during permit review.

Planning Services Division:

1. Surrounding Zoning & Land Use Compatibility

	Zoning District	Land Use
North	R5PD	Yorktown Apartments
South	B3PD	McDonald's restaurant
East	B3PD	Former Carson's Furniture store
West	B3PD	McDonald's restaurant

The subject property is located in the Yorktown Center Planned development. The subject property was developed in 2008 as a bank with drive-through service lanes. The petitioner is in the final stages of remodeling the building for use as a medical office. The petitioner has indicated they will use the drive-through window to provide pharmacy and testing services to patients. Medical offices and drive-through facilities are both permitted uses in the Yorktown Center Planned Development.

2. Comprehensive Plan Compatibility

The Comprehensive Plan designates the subject property as suitable for regional commercial uses. A medical office is consistent with this designation.

3. Sign Ordinance Compatibility

The petitioner proposes all new wall signage for the building, as follows:

Sign	Location	Sign Description	Square Footage
Sign A	West elevation	Pediatric Specialties & Urgent Care	37.5
Sign B	West elevation	Kiddos Health	50.0
Sign C	South elevation	Kiddos Urgent Care (one of two possible design options)	50.0
Sign D	South elevation	Pediatric Specialties & Urgent Care	37.5
Sign E	West elevation (canopy)	Drive-Thru Pharmacy	28.0
Total			203.0



Figure 1. Location of proposed signs.

Per the Village Code, the amount of wall signage allowed on a property is a function of the length of the property's frontage along a public right-of-way. The subject property is uniquely positioned with respect to street frontage. While the property has visibility from Highland Avenue, the north end of the McDonald's parking lot separates the subject property from Highland Avenue (see Figure 2). The subject property takes access from a drive aisle extending north from Yorktown Ring Road, which is privately owned and maintained. With no frontage on a publicly owned right-of-way, the Village Code does not permit any signage on the building by right.

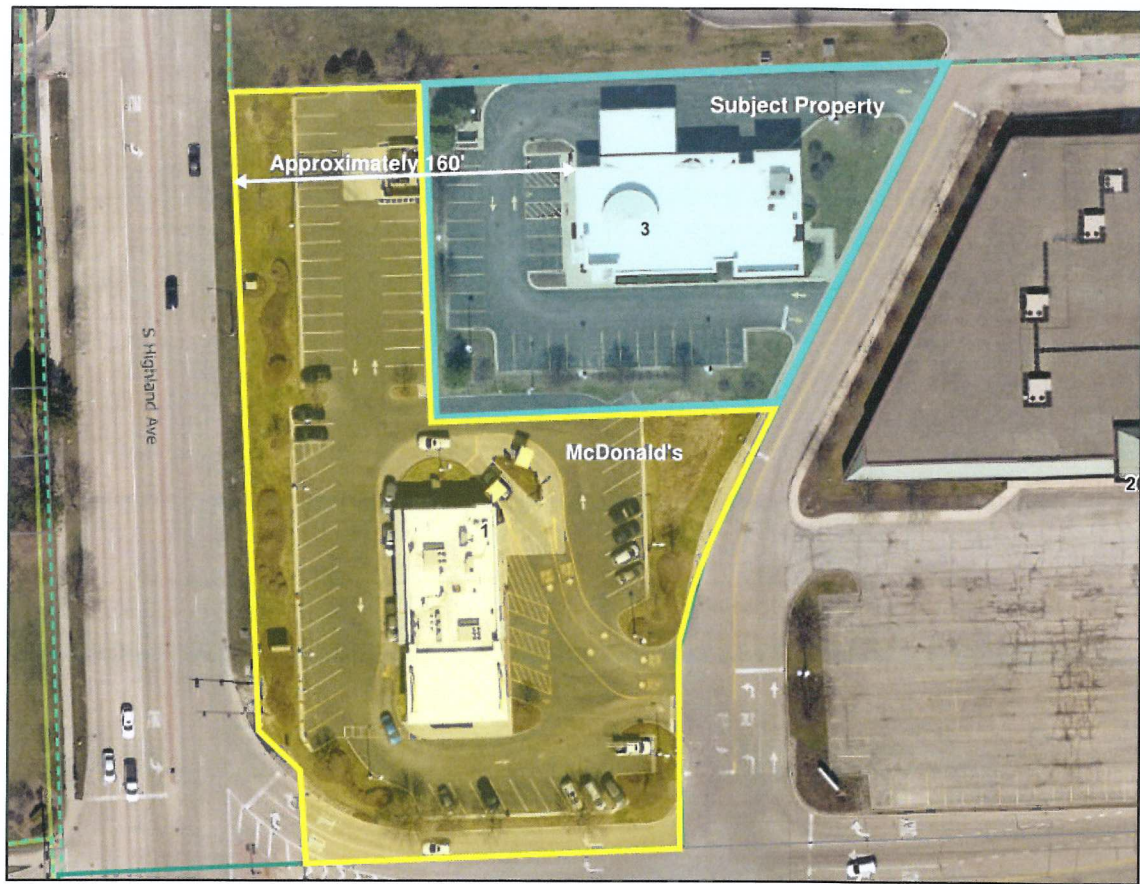


Figure 2. Subject property configuration.

In 2008, the Village approved a deviation to allow Cole Taylor Bank to install 60 square feet of wall signage on the subject property. Subsequent bank tenants have kept their wall signage within the 60 square-foot allotment approved in 2008. The petitioner is converting the building for use as a medical office with drive-through pharmacy. The petitioner states that additional signage is required for the business to be sufficiently visible from nearby roadways.

Historically, staff has supported signage deviations for businesses located along the Yorktown Ring Road as a strict interpretation of Village Code would severely limit or prohibit signage on these commercial buildings. The Village has approved six similar deviations for businesses located along the perimeter of Yorktown Center. The petitioner's request for five signs at a total of 203 square feet is similar to the amount of signage approved for these other businesses.

Business	Case No.	Number of wall signs approved	Square footage of wall signs approved
Claim Jumper	SPA 05-02ph	3	277
Capital Grille	SPA 05-03ph	4 (plus 2 entry plaques)	125
Rock Bottom Brewery	SPA 05-04ph	6	209
Fifth Third Bank	SPA 07-07ph	3	145
Cole Taylor Bank (subject property)	PC 08-08	3	60
Dunkin' Donuts	SPA 15-03ph	5	178
<i>Petitioner's request</i>	<i>SPA 22-02ph</i>	5	203

Finally, staff notes that the building on the subject property is approximately 160 feet away from the Highland Avenue right-of-way (see Figure 2). The Village Code allows for additional signage on buildings that are more than 120 feet away from the right-of-way on which they have frontage. The property is visible from Highland Avenue, even though the front property line is behind the McDonald's parking lot. If the subject property extended to the Highland Avenue right-of-way, the Village Code would permit up to 200 square feet of wall signage on the building. Staff supports the requested variance.

4. *Off-Premise Freestanding Sign*

There is a freestanding sign located on the McDonald's property along Highland Avenue (see Figure 1). In 2008, the Village granted zoning relief to allow this sign to be used as an off-premise freestanding sign for benefit of the subject property (PC 08-08). The petitioner may continue to use this sign for benefit of the subject property by updating the face of the sign to reflect the medical office business. Should the petitioner desire to enlarge, relocate, or remove and replace this sign, the petitioner would need to seek additional zoning entitlements. The petitioner has indicated they will use the sign as-is with a face change.

SITE HISTORY

ZBA 77-02

Request for variance for signage for Golden Bear Family Restaurant.

PC 08-08

Request for variances to allow for an off-premise freestanding sign and deviation to allow three wall signs at a total of 60 square feet.

PC 08-20

Request for landscaping variances.

FINDINGS & RECOMMENDATIONS

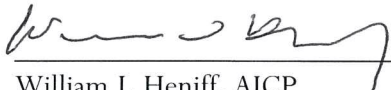
Staff finds the requested signage deviation to be consistent with the objectives of the Zoning and Sign Ordinances and the intent of the Comprehensive Plan in general.

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards required by the Zoning and Sign Ordinances. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of this petition:

Based on the submitted petition and the testimony presented, the requested deviation for wall signage in a planned development **complies** with the standards required by the Village of Lombard Zoning and Sign Ordinances; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission, and **approve** SPA 22-02ph subject to the following conditions:

1. The petitioner shall develop the site in substantial conformance with the plans submitted as part of this request and referenced in this Inter-Departmental Report;
2. The petitioner shall apply for and receive building permits for the proposed signage;
3. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
4. The relief for 203 square feet of wall signage, installed on the west and south elevations of the restaurant as shown on the plans provided by the petitioner, shall be valid for a period of one year from the date of approval of the petition. If the signage is not constructed by said date, this relief shall be deemed null and void.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

H:\CD\WORDUSER\PCCASES\2022\SPA 22-02ph\SPA 22-02ph_IDRC Report.docx

Dear Committee members,

We are requesting a variation from the village of Lombard Sign Ordinance for our medical facility to allow us to practice medicine in the fields of pediatric urgent care, pediatric sub-specialties and pediatric pharmacy. There will be three planned entities under one roof to provide these services. Kiddos Health for pediatric specialties, Kiddos Urgent Care for pediatric urgent care and Kiddos Pharmacy for compound pharmacy and drive thru testing as well.

Due to the following standards:

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.

Due to the specific location of our property, our building is more than 200 feet away from Highland Ave. which is the main street where our building is facing.

Prior permit/allowance was for no more than 40 SF of signage at the top of the building on each side. This would put our facility at extreme hardship as patients and families will have hard time finding us with such small signage allowance and due to the three specific services under one roof we need to have that visible to our families so they would be able to find us and get medical help they need.

Other properties with similar exact situation in the Yorktown mall with no main street exposure have been granted larger signage foot print due to same reasons.

Having the sign "drive-thru" will alert our patients to the location of drive thru and help them make their way.

Having the sign "Pediatric specialists & Urgent care" will help our patients distinguish type of services we provide.

We want to clarify we are not a standard urgent care as we plan not to serve adults in the urgent care (except as required by law in cases of emergencies) and only care of kids with urgent medical needs.

Our pediatric specialties will offer specialty care for kids such as pediatric cardiology, pediatric neurology and other pediatric specialties.

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.

This property is located inside the Yorktown mall area and getting to the facility is only through street access from the mall. Having signage on that building side of mall is important so our patients can find us easily. This is most important for patients with urgent need and patients trying to find us to visit the drive thru testing and drive thru pharmacy. This is also very important during late hours of the urgent care.

We are offering a unique service that is new to the village of Lombard and DuPage County. Our plan is to have a one stop shop for mothers or fathers in need for care for their loved kids from urgent to most specialties.

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

Financial gain is the not the main purpose of the variation. The main purpose to allow us same chance like many other business or medical facilities of visibility that would help us achieve our goals of providing the best medical service to our community.

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.

This building has been under prior ordinance that is not created by us or any persons in our team or owners. This was passed on from financial banking industries that have different goals at different times from our goals and our urgent needs.

5-The granting of this variation is not going to be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

In fact, it will be adding service not available in the Yorktown mall area and is actually welcomed by management of Yorktown mall. It will increase volume of visits to the mall area and may bring more new customers to the neighborhood.

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

It will add value and service that the neighborhood will benefit from.

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.

Our facility is medical facility and our goal to provide safety and health to our community.

Current allowance of signage puts us at extreme hardship and we are in need of a change of that allowance for these reasons.

We hope you would consider our request with these reasons in mind and thank your Sign Permit team for all they did to help us navigate this process.

Thank you

Mohamad Al-Ahdab, MD
President
Sunrays Lighthouse, LLC (owners)

On behalf of Team (Kiddos Health, Kiddos Urgent Care, Kiddos Pharmacy)

30'-0"

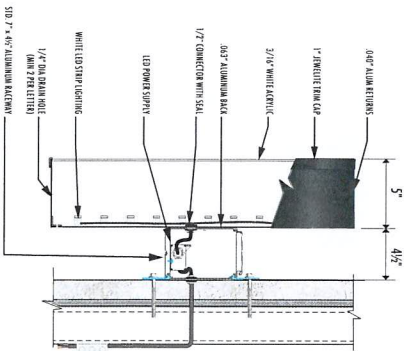
Pediatric Specialties & Urgent Care

Disconnect
Switch

Sign A & Sign D

(2) sets 5" deep raceway-mounted facelit channel letters

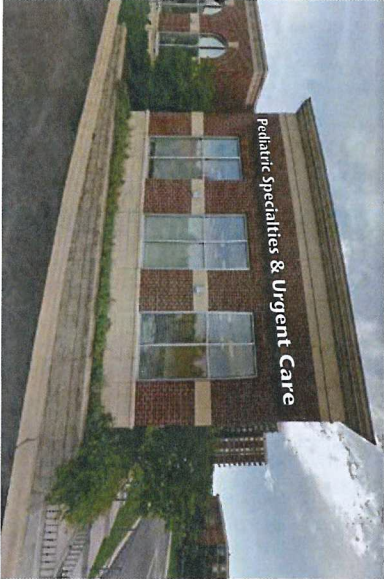
- Letters:** .040" aluminum coil, prefinished Black
- Faces:** 3/16" thick White acrylic, 1" Black trim cap
- Illumination:** White LED modules and low-voltage power supplies
- Power:** (1) 20Amp @ 120Volt electrical circuit run to each site by others
- Raceway:** standard 7" x 4" extruded aluminum, painted to match brick (color TBD)
- Mounting:** on exterior wall w/ fasteners appropriate for wall conditions



5" DEEP U/L APPROVED LED ILLUMINATED CHANNEL LETTER - RACEWAY MOUNT



Sign A



Sign D



This sign is built to UL Standards for operation in North America.

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S I G N C O M P A N Y

Design • Fabrication • Installation • Maintenance

1651 Stearns Drive • Carol Stream, Illinois 60188

tel: 630.510.2020 • fax: 630.510.2074

e-mail: sales@parvinclauss.com

w w w . p a r v i n c l a u s s . c o m

PROJECT:

TKO Construction
3 Yorktown Shopping Center
LOWBARD

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Dan Olson / JIB

DRAWN BY

Bill Goodwyn

DATE

4.29.22

SCALE

3/8" = 1'

SHEET NO.

1 of 3

ESTIMATE / JOB NUMBER

9418 / TBD

FILE NAME

TK09418

REVISIONS:

1 5.11.22

2

3

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6

7

8

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

PROJECT:

TKO Construction
3 Yorktown Shopping Center
LOMBARD

CUSTOMER APPROVAL:

DATE _____

AUTHORIZED SIGNATURE

REPRESENTATIVE
Dan Olson / JB

DRAWN BY
Bill Goodwyn

DATE
4.29.22

SCALE
1/2" = 1'

SHEET NO.
2 of 3

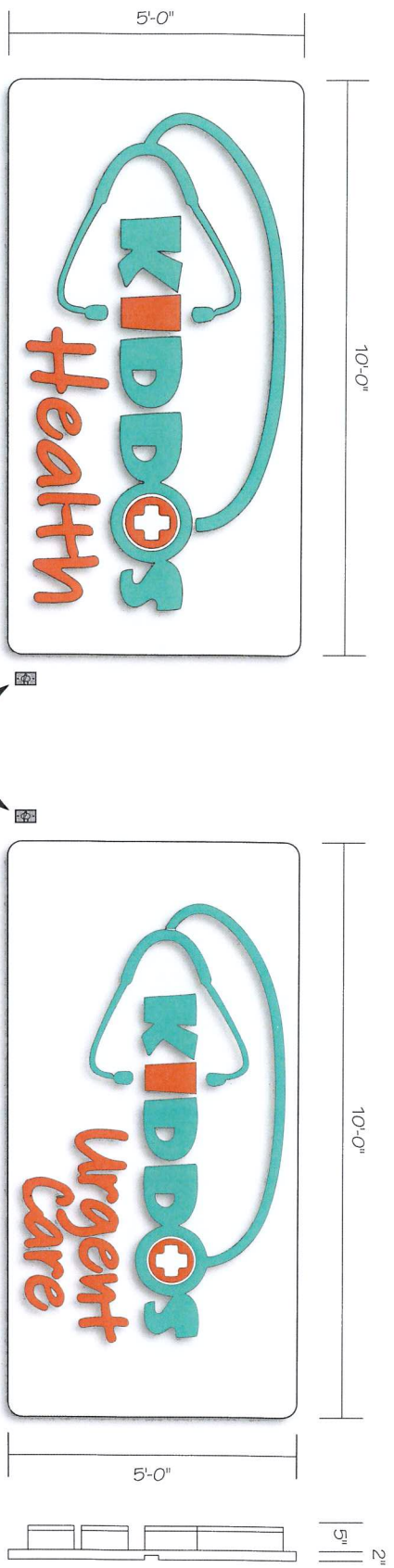
ESTIMATE / JOB NUMBER
9418 / TBD

FILE NAME
TK09418

REVISIONS:

1	5.11.22 - radius corners
2	
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This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

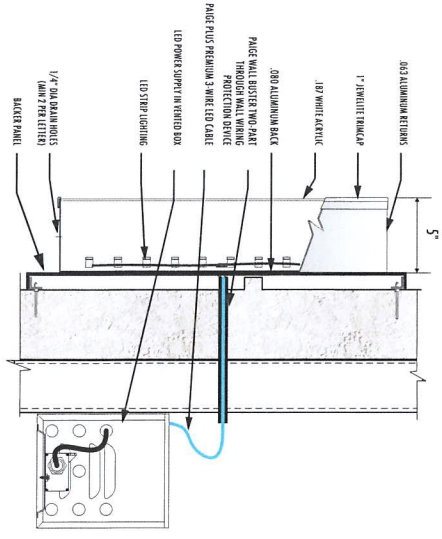


Disconnect Switch (location TBD)

Sign C (Option 1)

(2) 5'-0" x 10'-0" single face signs w/ 5" deep facelt channel letters

Backer panel: 2" deep fabricated aluminum pan, painted Satin White, sides notched to accommodate for horizontal architectural element, exact measurements to be determined
Letters: .040" aluminum coil, prefinished White
Faces: 3/16" thick White acrylic, 1" White trim cap, 3M 3630-246 Teal Green and 3630-44 Orange vinyl applied
Illumination: White LED modules and low-voltage power supplies
Power: (1) 20Amp @ 120Volt electrical circuit run to each site by others
Mounting: 2" aluminum angle clips and masonry anchors appropriate for conditions

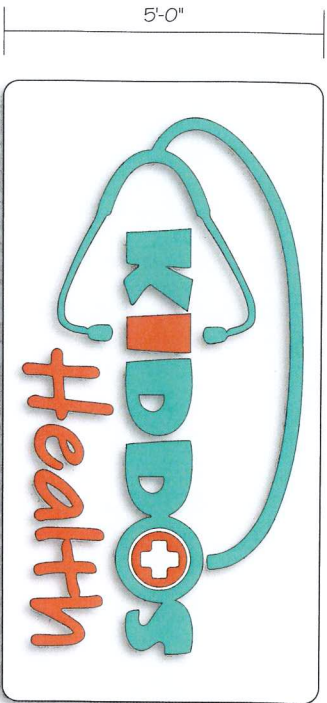


This sign is built to UL Standards for operation in North America.

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10'-0"



Sign B

(2) 5'-0" x 10'-0" single face signs w/ 5" deep facelift channel letters

Backer panel: 2" deep fabricated aluminum pan, painted Satin White, sides notched to accommodate for horizontal architectural element, exact measurements to be determined

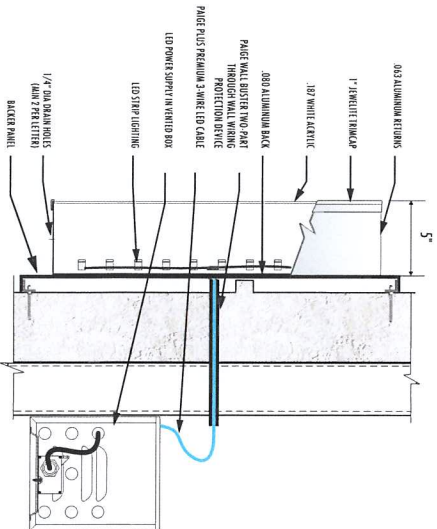
Letters: .040" aluminum coil, prefinished White

Faces: 3/16" thick White acrylic, 1" White trim cap, 3M 3630-246 Teal Green and 3630-44 Orange vinyl applied

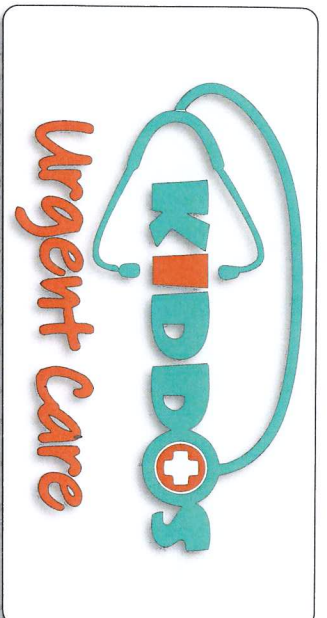
Illumination: White LED modules and low-voltage power supplies

Power: (1) 20Amp @ 120Volt electrical circuit run to each site by others

Mounting: 2" aluminum angle clips and masonry anchors appropriate for conditions



10'-0"



Sign C (Option 2)



2"

5'

Parvin-Clauss

SIGN COMPANY

Design • Fabrication • Installation • Maintenance

1651buew@Drive-CarStream+Illinois60188

Tel/630-510-2020 • Fax/630-510-2074

e-mail/signs@parvinclauss.com

www.parvinclauss.com

PROJECT:

TKO Construction

3 Yorktown Shopping Center
LOMBARD

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Dan Olson / JB

DRAWN BY

Bill Goodwyn

DATE

4.29.22

SCALE

1/2" = 1'

SHEET NO.

3 of 3

ESTIMATE / JOB NUMBER

941B / TBD

TITLE NAME

TKO941B

REVISIONS:

1 5.11.22 - Option 2

2

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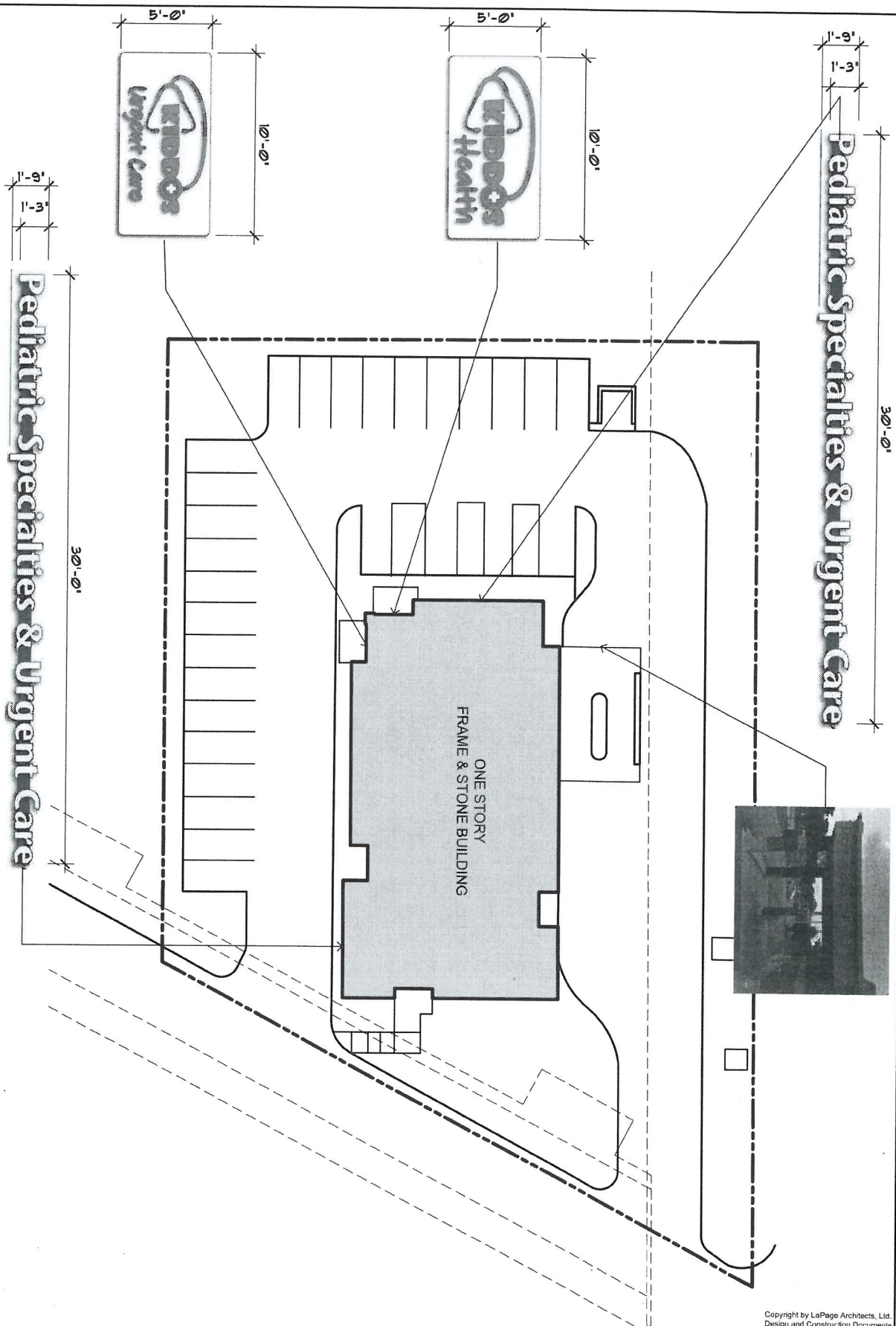
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SIGNAGE SITE PLAN
NOT TO SCALE



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SS-1

Sheet

SIGNAGE
SITE PLAN

Drawing

Interior Remodel/Build-out:

New Medical Office Facility

3 Yorktown Center
Lombard, Illinois 60148

LaPage Architects, Ltd.
Architects Interior Space Planners

951 West Liberty Drive
Wheaton, Illinois 60187
Phone: (630) 665-0006 Fax: (630) 665-0886
www.lapagearchitects.com

Professional Design Firm
Architect Corporation
184-006116
Expires: 04-30-23

Project # 21010
Drawn: MN
Date: 4/5/22
Interpretation: Date:
Site: 05/17/22

23' 4"

14'

2'

Drive-Thru Pharmacy



