

April 3, 2008

Mr. William J. Mueller,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 08-06; 455 East Butterfield Road**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village approve a further variation from Section 153.503(B)(12)(b) of the Sign Ordinance to allow for a third wall sign per street front exposure, where a maximum of two wall signs are permitted pursuant to Ordinance 5917, for the subject property located within the O Office District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on March 24, 2008.

David Lobinsky (regional manager of Miller's Ale House), 2720 S. Highland Ave. # 760, Lombard, IL 60148 presented the petition. Mr. Lobinsky began by stating that Miller's Ale House is planning to come to Lombard and currently has forty (40) units in Florida. He stated the average unit does more than \$4 million a year in sales and that they were very excited to come to Lombard. He stated that the purpose of the petition was to expand the signage on the south side of the building facing Interstate 88. He expressed concern that those driving on I-88 could not tell what the new building is. Therefore, they would like to put up an additional sign measuring approximately fifty (50) square feet. Lastly, Mr. Lobinsky stated the proposed sign would help Miller's Ale House connect with the community.

Chairperson Ryan then opened the meeting for public comment. No one spoke in favor or in opposition to the petition. Chairperson Ryan then requested the staff report.

William Heniff, Senior Planner, presented the staff report. The subject property is currently under development as a sit down restaurant establishment. Ordinance 5917 granted approval of the companion zoning relief required by this development. The ordinance provided relief for two wall signs on the building (on the north and west elevations), where only one wall sign is allowed by the underlying O Office District provisions. The petitioner now is seeking approval for a third wall sign on the south elevation of 66 square feet in area, which would face Interstate 88. Mr. Heniff stated that the petitioner's plan showed the sign as fifty (50) square feet but the total signage area would be 66 square feet per the measurement provision in the Village of Lombard Sign Ordinance. Still, the sign meets Village code provisions.

At the time of considering the 2006 petition, staff noted to the petitioner that the south elevation would have direct visibility to Interstate 88 and inquired if they were considering signage along the south elevation. The issue of additional signage was also discussed at the subsequent Plan Commission meeting. The petitioner noted that if they would want to make subsequent revisions to the proposed sign plan, they would file for approvals at a later date. The petitioner's submitted plans attempt to replicate the previously approved wall sign design approved for the other elevations, consisting of red block and script channel letters.

Staff also notes that the subject property abuts a NiCor tract of land to the south. If this area was under ownership of the petitioner and NiCor only had utility easement rights to this area, the wall sign would be permitted by right. But as this is not the case for this property, the petitioner technically does not have frontage along Interstate 88. But in consideration of the topography and adjacent uses for the area, there is no visual difference between the two scenarios and as such the relief can be supported.

The properties to the east and west of the subject property are also zoned in the Office District. As noted in the 2006 petition, the proposed use is compatible with the adjacent land uses. The abutting property to the west is the Carlisle banquet facility. That facility already has a wall sign along its south elevation. Therefore, granting relief for the petitioner's sign would not be inconsistent with the neighboring properties. Therefore, staff recommends approval of the petition, subject to the conditions of approval noted in the staff report.

Chairperson Ryan then opened the meeting for comment among the Commissioners.

Commissioner Sweetser made the recommendation to approve the petition with a second by Commissioner Olbrysh.

After due consideration of the petition and the testimony presented, the Plan Commission accepted the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and found that the petition complies with the standards required by the Lombard Zoning and Sign Ordinances. Therefore, the Plan Commission, by a roll call vote of 4-0, recommended to the Corporate Authorities approval of the petition associated with PC 08-06 subject to the following conditions:

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1. Condition 1 (e) of Ordinance 5917 shall be amended to provide for the rights for a wall sign to be placed on the south elevation of the existing building on the subject property. Said sign shall be designed in accordance with the submitted plans prepared by Interplan LLC, dated February 20, 2008 a part of the petition. The wall sign shall be compatible with the wall signs on the north and west elevations.
2. The petitioner shall apply for and receive a sign permit for the proposed wall sign prior to installation of the new sign. All signage on the subject property shall be installed in compliance with the Sign Ordinance provisions.
3. All other conditions approved by Ordinance 5917 not amended by this petition shall remain in full force and effect.

Respectfully,

**VILLAGE OF LOMBARD**

Donald Ryan, Chairperson  
Lombard Plan Commission

c. Petitioner  
Lombard Plan Commission