

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 85 W Algonquin Road - Sign Variation
Project Address: 85 W Algonquin Road
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 22-022
Petitioner Name: Robby Whitehead
Petitioner Address: Olympik Signs
1130 N. Garfield
Lombard, IL 60148
Meeting Date: May 24, 2022

Date Prepared: May 18, 2022

Requested Action(s):

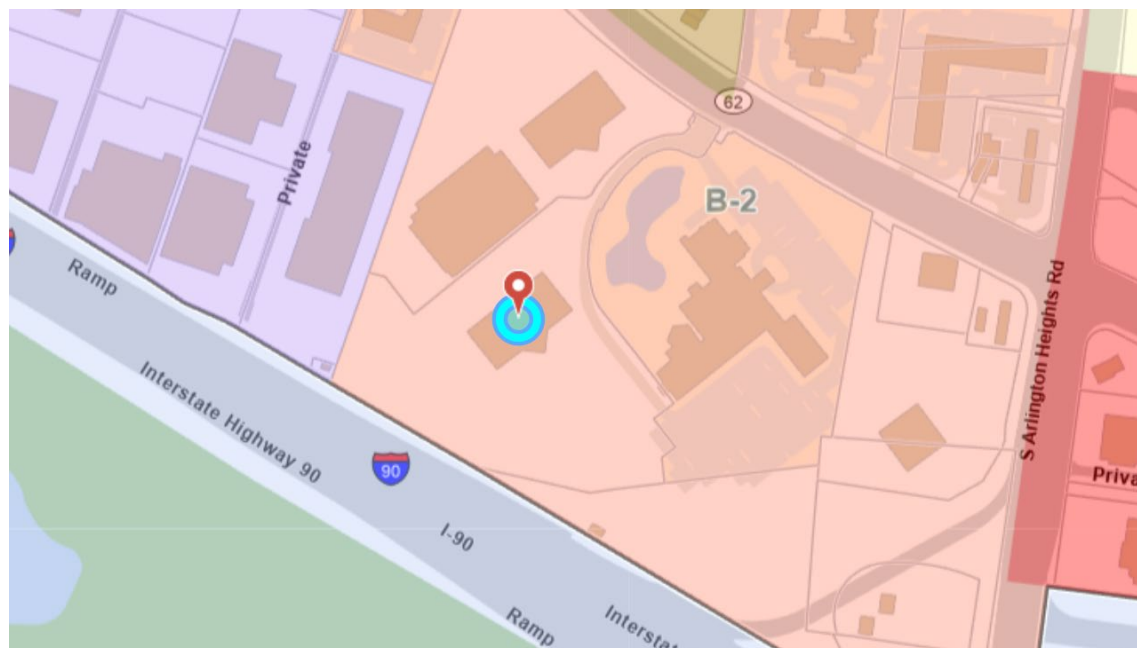
1. A variation from Chapter 30, section 30-402.b Number, to allow two wall signs at the top of the building facing the I-90 tollway, where only one wall sign is allowed per street frontage.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 208.1 sf wall sign facing the I-90 tollway, where 0 sf is allowed.

ANALYSIS:

Summary:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

The subject property is an existing six-story office building located between the I-90 tollway on the south, and Algonquin Road on the north. Per Chapter 30 sign code, for multi-story buildings with a shared common entrance, only one wall sign is allowed at the top of the building per street frontage. The subject property already has a "Derick Dermatology" wall sign located at the top of the building on the southeast wall facing the I-90 tollway. The petitioner is proposing a wall sign for American Community Bank to be located at the top of the building on the southwest wall facing the I-90 tollway. American Community Bank will be on the fifth floor with 7,000 sf of office space to start and options to potentially expand. Since only one wall sign is allowed per code, a sign variation is required to allow two wall signs facing the I-90 tollway.



Zoning Map of Property

Wall Signs:

Table 1: Wall Signs Summary

SIGN	ELEVATION / FRONTAGE One wall sign allowed per street frontage.	SIGNABLE AREA	MAXIMUM ALLOWED SIZE (375 sf based on 375 foot setback from I-90, or 25% of signable wall area, whichever is less)	SIGN SIZE	REMARKS
“Derick Dermatology” (Existing Sign)	Southeast wall / I-90 tollway	1,708 sf	375 sf (25% = 427 sf)	209 sf	Complies with code.
“American Community Bank” with logo (Proposed Sign)	Southwest wall / I-90 tollway	885 sf	0 sf (25% = 221 sf)	208.1 sf	Variation required for number. Variation required for size.
TOTAL		2,593 sf	375 sf	417.1 sf	

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-901 sets out the criteria for granting a sign variation.

- That the particular difficulty or peculiar hardship is not self-created by the Petitioner.*
- That the granting of said variation will not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare;*
- That the variation will serve to relieve the Petitioner from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship, and will not merely serve to provide the Petitioner with a competitive advantage over similar businesses;*
- That the variation will not alter the essential character of the locality;*
- That the Petitioner’s business cannot reasonably function under the standards of this chapter.*

The petitioner has submitted a letter addressing the sign variation criteria, stating that American Community Bank needs the sign to identify their business and their location. They feel that the orientation of the building creates a unique hardship, and the sign is within the character of the building and surrounding similar buildings and signage.

Staff Comments:

Staff agrees that the angled orientation of the building is a unique situation which creates two walls with good visibility from the I-90 tollway. Staff also agrees that the proposed sign fits well with the character of the building and the surrounding context. The square footage of the proposed sign complies with 25% of the signable wall area, and Staff has no objections.

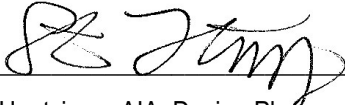
RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variations for 85 W. Algonquin Road:

- A variation from Chapter 30, section 30-402.b Number, to allow two wall signs at the top of the building facing the I-90 tollway, where only one wall sign is allowed per street frontage.
- A variation from Chapter 30, section 30-403.a Dimensions, to allow a 208.1 sf wall sign facing the I-90 tollway, where 0 sf is allowed.

This recommendation is subject to compliance with the plans received 4/22/22, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.



May 18, 2022

Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 22-022