

**TOWN OF PLAINFIELD
BOARD OF ZONING APPEALS REPORT**

DATE: May 17, 2021

CASE NO.: BZA-21-060

PETITIONER: Hilton Displays for Starbucks

REQUESTED ACTION: Development Standards Variance of Article 7.4E.6 to allow two (2) freestanding incidental signs (menu boards) at drive through facility to exceed the maximum height of four (6) feet and Article 7.4E.(3) construct to a height of six and a half feet.

SITE INFORMATION

LOCATION: Starbucks, 5050 Cambridge Way

LOCATION MAP:



APPLICABLE REGULATIONS: Plainfield Zoning Ordinance

PLANNING OVERVIEW

The applicant is proposing to construct two (2) incidental ground signs (pre-menu board and real time digital order screen) for the Starbucks Restaurant. The pre-menu board is requested to be 12 square feet and approximately 6.5 feet tall. The digital order screen is requested to be approximately 10 square feet and attached to 10 foot by 4.5 foot structure with 6 foot by 4.5 foot canopy overhang.

The requested placement is on the west side of the building (the Quaker Boulevard frontage). The site has approximately 224 lineal feet of frontage along Quaker Boulevard. The requested signs are setback approximately 40 feet from the Quaker Boulevard right of way. They are not intended or designed to be visible or draw attention from the roadway. The applicant has stated that the only time the digital order screen will be on is during the order period, all other times it will be "idle" or off and not in use, a blank screen.

EXISTING ZONING AND LAND USE:	COMPREHENSIVE PLAN:
Site: GC – General Commercial	Site: Highway Commercial
North: GC – General Commercial	North: Highway Commercial
South: GC – General Commercial	South: Highway Commercial
East: GC – General Commercial	East: Highway Commercial
West: GC – General Commercial	West: Highway Commercial

PARCEL SIZE: 1.23 acres

STAFF COMMENTS, QUESTIONS AND CONCERNS

Article 7.4E.3. Maximum Sign Surface Area of Incidental Signs

Incidental signs shall not exceed six square feet in sign surface area per sign.

Article 7.4E.6. Maximum Height of Incidental Signs.

The maximum height of an (Incidental) Ground Sign Shall be four (4) feet in height above Grade except in all Industrial Districts where the maximum height of a Ground Sign shall be seven (7)

Attached to this report are photos of the signs on site. They were installed about a month ago. This was brought to the attention of the applicant at that time. The applicant expressed apologies and has agreed to remove immediately should the Board of Zoning appeals require. The photos do provide interested parties the opportunity to see the actual representation of the requests.

MOTION

I move that the Board of Zoning Appeals **approve / deny / continue** BZA-21-060, as filed by Hilton Displays for Starbucks, requesting a Variance to the Development Standards to allow two 6.5 foot tall incidental ground signs (menu boards) at 5050 Cambridge Way. If approved subject to the following conditions:

1. The approval **will not / will** be injurious to the public health, safety, morals, and general welfare of the community;
2. The use and value of the area adjacent to the property included in the variance **will not / will** be affected in a substantially adverse manner;
3. The strict application of the terms of the zoning ordinance **will / will not** result in practical difficulties if applied to the property for which the variance is sought;

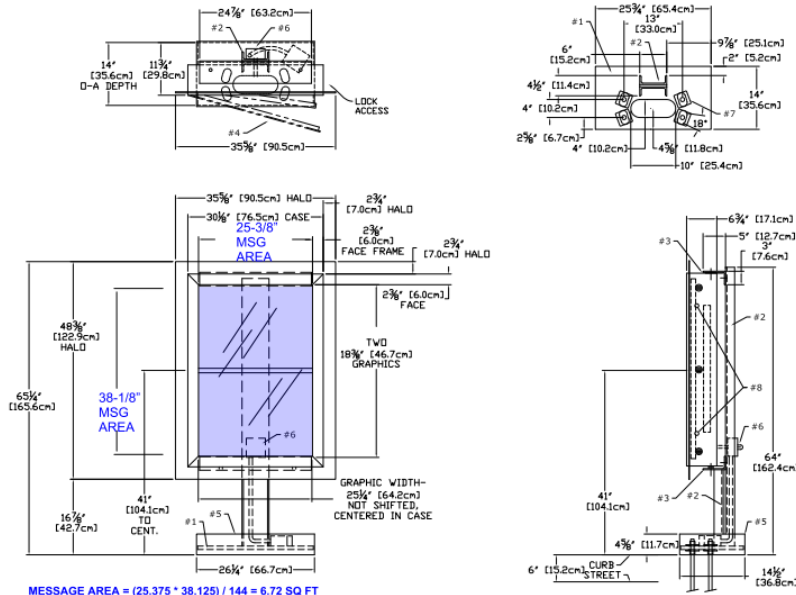
And that such approval shall be subject to the following condition(s):

1. The only time the digital order screen will be on is during the order period, all other times it will be "idle" or off and not in use, a blank screen.
2. Substantial compliance with Board of Zoning Appeals packet information dated May 17, 2021.
3. Submittal of application for Improvement Location Permit for signage.

PRE-MENU BOARD - FREESTANDING

Qty. 1

6

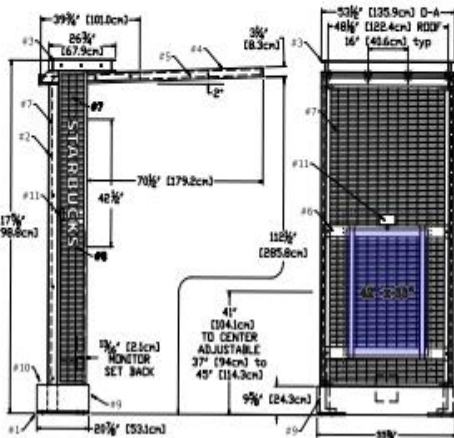
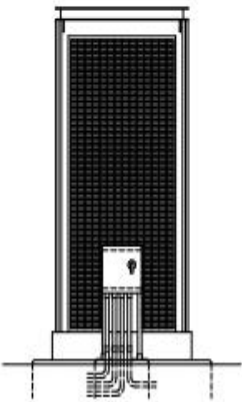
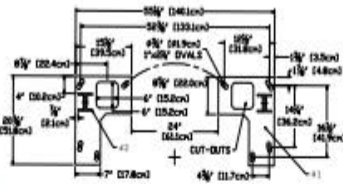
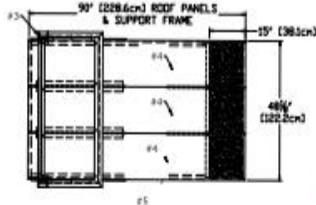


- #1 - 1/2" [19mm] STEEL BASE PLATE w/ 18deg HOLES PATTERN LEFT SQUARE / SYMMETRICAL
- #2 - C6X10.5 (6"x2"x1/2") STEEL POST (1x)
- #3 - 5"x3"x1/2" STEEL SUPPORT ANGLES (2x) (WELDED TO STEEL POST)
- #4 - EXTRUDED ALUMINUM MENU BOARD (1x) ONE SPLIT PANEL LIGHTBOX TWO 25 1/2"x18 1/2" GRAPHICS GRAPHIC ASSEMBLY CENTERED, NOT SHIFTED STANDARD LED TUBE LIGHTING, SIDE LOCKS
- #5 - WELDED ALUMINUM BASE COVER
- #6 - WATER-TIGHT BOX w/SWITCHES & SENSOR, RIGID CONDUIT RUN TO SECOND EXT BOX BELOW BASE COVER, 120 WATT, 0.30aac
- #7 - 8 BASE WASHERS, 1/2" THICK
- #8 - TWO SIDE MOUNT LOCKS, RETAIN EXISTING KEY #E3-26-819-15

DTE - PRE-MENU FREESTANDING

Scale: 1/2" = 1' (11x17 paper)

- #1 - TWO - 2" [51mm] STEEL BASE PLATES w/ DUAL HOLES FOR SWIVEL/POSITION 16 - 1/2" WASHERS SUPPLIED
- #2 - TWO - BACK TO BACK C4X7-25 (4"x1 1/2"x1/2") STEEL POSTS
- #3 - WELDED ALUMINUM HEADER, C4X1.58" CHANNEL
- #4 - THREE - ALUMINUM ROOF PANELS SEAMLESS RAISED SIDE EDGES 15" OF LASERED PATTERN W/ DRIP EDGE BEHIND
- #5 - WELDED STEEL PERIMETER ROOF FRAME
- #6 - WELDED 1/2" STEEL (5mm) MONITOR SUPPORT FRAME WITH HGT ADJUSTMENT
- #7 - WELDED STEEL 1" [25.4mm] O-C WIDE GRID BACK & SIDE PANELS IN WELDED RECTANGULAR STEEL TUBE FRAMES
- #8 - 4' x 1' x 1/2" [11.3cmx12.7mm] WHITE ACRYLIC LETTERS, FIXED TO LH GRID PANEL w/ANTI-TAMPER SCREWS
- #9 - WELDED ALUMINUM BASE COVERS
- #10 - WELDED ALUMINUM WATER-TIGHT ELECTRIC ENCLOSURE (REAR HATCH)
- #11 - LED CEILING FLOODLIGHT, WIRED COMPLETE



DTE - CANOPY

Scale: 1/4" = 1' (11x17 paper)

