

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) Waiver of First Requested
 Recommendations of Boards, Commissions & Committees (Green)
 Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott Niehaus, Village Manager

DATE : August 9, 2017

(BOT) Date: August 17, 2017

SUBJECT: PC 17-19, Yorkbrook Business Park, Eisenhower Lane

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition, the petitioner requests that:

1. A deviation to Section 153.208 (H) to allow for signs in the clear line of sight area for the following addresses only: 50-88 Eisenhower Lane North, 120-157 Eisenhower Lane North, 240-266 Eisenhower Lane North, 121-158 Eisenhower Lane South, 201-235 Eisenhower Lane South, and 301-307 Eisenhower Lane South;
2. A deviation to Section 153.507 (B) (5) (f) to allow for a setback of two feet (2'), where ten feet (10') is required, for the following addresses only: 50-88 Eisenhower Lane North, 120-157 Eisenhower Lane North, 240-266 Eisenhower Lane North, 121-158 Eisenhower Lane South, 201-235 Eisenhower Lane South, and 301-307 Eisenhower Lane South.

Fiscal Impact/Funding Source:

Review (as necessary):


Finance Director _____ Date _____
Village Manager _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the agenda distribution.



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development 

MEETING DATE: August 17, 2017

SUBJECT: **PC 17-19, Yorkbrook Business Park, Eisenhower Lane**

Please find the following items for Village Board consideration as part of the August 17, 2017 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 17-19; and
3. An Ordinance granting approval of the requested deviations.

The Plan Commission recommended approval of this petition by a vote of 4-0. Please place this petition on the August 17, 2017 Board of Trustees agenda with a waiver of first as requested by the petitioner.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

August 17, 2017

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees

Dan Whittington, Dist. 1
Michael A. Fugiel, Dist. 2
Reid Foltyniewicz, Dist. 3
Bill T. Johnston, Dist. 4
Robyn Pike, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
Scott R. Niehaus

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 17-19; Sign Deviations, Yorkbrook Business Park at Eisenhower Lane

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition, the petitioner requests that:

1. A deviation to Section 153.208 (H) to allow for signs in the clear line of sight area for the following addresses only: 50-88 Eisenhower Lane North, 120-157 Eisenhower Lane North, 240-266 Eisenhower Lane North, 121-158 Eisenhower Lane South, 201-235 Eisenhower Lane South, and 301-307 Eisenhower Lane South;
2. A deviation to Section 153.507 (B) (5) (f) to allow for a setback of two feet (2'), where ten feet (10') is required, for the following addresses only: 50-88 Eisenhower Lane North, 120-157 Eisenhower Lane North, 240-266 Eisenhower Lane North, 121-158 Eisenhower Lane South, 201-235 Eisenhower Lane South, and 301-307 Eisenhower Lane South.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on July 31, 2017. Sworn in to present the petition were the petitioners Maria Kuhlman and Jennifer Ganser of the Village of Lombard.

Chairperson Ryan read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, he proceeded with the petition.

Ms. Kuhlman said she is the property manager for 18 of the buildings. Their goal is to place consistent signage in size and location to help

guide traffic.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. Staff has been working with Parvin-Clauss Sign Company regarding signs located at the Yorkbrook Business Park. The majority of the properties within the business park are owned by a single owner that would like for the area to have similar sign designs and locations for consistency and ease of wayfinding. The business park's unique parking lot and curb cut layout leaves little space for some signs to be located outside from the clear line of sight area. Furthermore, the required ten foot (10') setback would place some proposed signs within existing parking spaces. Staff worked with the petitioner to move some signs, but others could not be moved. Eisenhower Lane is a unique street. This circular road is only accessed by those needing to be on Eisenhower Lane, it is not used for short-cuts or to access other roads. There is little pedestrian traffic on Eisenhower Lane and our engineer noted that most driveway widths are greater than Village Code allows (at 35'). Lastly, the signs are intended to help motorists by listing the addresses and business names.

Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

Commission Olbrysh stated he is ok with the petition and noted that is difficult to find businesses in the park currently.

On a motion by Commissioner Olbrysh, and a second by Commissioner Burke, the Plan Commission voted 4-0 to recommend that the Village Board approve the petition associated with PC 17-19, subject to three (3) conditions.

1. Any future free-standing signs shall be in accordance with, or compatible with, the sign plan prepared by Parvin-Clauss, dated April 28, 2017, and made a part of this petition.
2. A building permit shall be required for each new sign proposed within the planned development.
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

c. Lombard Plan Commission

ORDINANCE NO. _____

AN ORDINANCE APPROVING A DEVIATION TO SECTION 153.208(H) TO ALLOW FOR SIGNS IN THE CLEAR LINE OF SIGHT AREA AND A DEVIATION TO SECTION 153.507(B)(5)(f) TO ALLOW FOR A SETBACK OF TWO FEET (2') WHERE TEN FEET (10') IS REQUIRED FOR MULTIPLE PROPERTIES WITHIN THE YORKBROOK BUSINESS PARK AT EISENHOWER LANE

PC 17-19: Yorkbrook Business Park – 50-88 Eisenhower Lane North, 120-157 Eisenhower Lane North, 240-266 Eisenhower Lane North, 121-158 Eisenhower Lane South, 201-235 Eisenhower Lane South, and 301-307 Eisenhower Lane South

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the Subject Property, as described in Section 2 below, is zoned I – Industrial District; and,

WHEREAS, an application has heretofore been filed requiring approval of the following deviations, pursuant to the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code):

1. Approve a deviation pursuant to Section 153.208(H) of the Lombard Zoning Ordinance to allow for signs in the clear line of sight area; and
2. Approve a deviation pursuant to Section 153.507(B)(5)(f) to allow for a setback of two feet (2') where ten feet (10') is required.

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on July 31, 2017, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the deviations; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That two deviations as set forth below are hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3:

1. Approve a deviation pursuant to Section 153.208(H) of the Lombard Zoning Ordinance to allow for signs in the clear line of sight area; and
2. Approve a deviation pursuant to Section 153.507(B)(5)(f) to allow for a setback of two feet (2') where ten feet (10') is required.

SECTION 2: That this ordinance is limited and restricted to the subject property generally located at 50-88 Eisenhower Lane North, 120-157 Eisenhower Lane North, 240-266 Eisenhower Lane North, 121-158 Eisenhower Lane South, 201-235 Eisenhower Lane South, and 301-307 Eisenhower Lane South, Lombard, Illinois, and more specifically legally described as set forth below:

LOT 10 (EXCEPT THE WEST 65 FEET THEREOF AND EXCEPT THE SOUTH 109.93 FEET THEREOF) IN LOMBARD INDUSTRIAL PARK UNIT NO. 2, A SUBDIVISION OF PART OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 18, 1972 AS DOCUMENT R72-40869, IN DUPAGE COUNTY, ILLINOIS
ADDRESS: 50-88 Eisenhower Lane North
PIN: 0630202014

LOTS 12, 13, AND 14 IN LOMBARD INDUSTRIAL PARK UNIT NO. 2, A SUBDIVISION OF PART OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 18, 1972 AS DOCUMENT R72-40869, IN DUPAGE COUNTY, ILLINOIS
120-157 Eisenhower Lane North
PIN: 0630203013

LOTS 2 AND 3 IN LOMBARD INDUSTRIAL PARK UNIT NO. 1, BEING A SUBDIVISION OF PART OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 10, 1969 AS DOCUMENT R69-48825 AND RE-RECORDED APRIL 21, 1970 AS DOCUMENT 70-11958 AND

ADDENDUM RECORDED AS DOCUMENT R71-5902, IN DUPAGE COUNTY ILLINOIS

240-266 Eisenhower Lane North

PIN: 0630202003

LOT 15 IN LOMBARD INDUSTRIAL PARK UNIT NO. 4, BEING A SUBDIVISION OF PART OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 20, 1973 AS DOCUMENT R73-52401, IN DUPAGE COUNTY, ILLINOIS

121-158 Eisenhower Lane South

PIN: 0630203024

LOT 8 (EXCEPT THE EAST 20.0 FEET) IN LOMBARD INDUSTRIAL PARK UNIT NO. 8, A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 5, 1978 AS DOCUMENT R78-53192, IN DUPAGE COUNTY, ILLINOIS

201-235 Eisenhower Lane South

PIN: 0630205009

LOT 19 (EXCEPT THE EAST 27 FEET THEREOF) IN LOMBARD INDUSTRIAL PARK UNIT NO. 6, PLAT OF SUBDIVISION OF PART OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1975 AS DOCUMENT R75-32070, IN DUPAGE COUNTY, ILLINOIS

301-307 Eisenhower Lane South

PIN: 0630203024

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. Any future free-standing signs shall be in accordance with, or compatible with, the sign plan prepared by Parvin-Clauss, dated April 28, 2017, and made a part of this petition.
2. A building permit shall be required for each new sign proposed within the planned development.
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.

Ordinance No. _____

Re: PC 17-19

Page 4

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2017.

First reading waived by action of the Board of Trustees this _____ day of _____, 2017.

Passed on second reading this _____ day of _____, 2017, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this _____ day of _____, 2017.

Keith T. Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published in pamphlet from this _____ day of _____, 2017.

Sharon Kuderna, Village Clerk

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Yorkbrook Business Park – Eisenhower Lane

July 31, 2017

Title

PC 17-19

Petitioner

Parvin-Clauss Sign Company
165 Tubeway Dr
Carol Stream IL 60188

Property Owner

Venture One Real Estate
9500 W Bryn Mawr Ave
Suite 340
Rosemont IL 60018

Property Location

Eisenhower Lane
Trustee District #3

Zoning

I - Industrial

Existing Land Use

1-story Office Center, Research,
and Warehouse

Comprehensive Plan

Mixed Office & Industrial

Approval Sought

The petitioner requests that the Village grant a conditional use for a planned development with two signage deviations.

Prepared By

Jennifer Ganser, AICP, Assistant
Director



LOCATION MAP

DESCRIPTION

Staff has been working with Parvin-Clauss Sign Company regarding signs located at the Yorkbrook Business Park. The majority of the properties within the business park are owned by a single owner that would like for the area to have similar sign designs and locations for consistency and ease of wayfinding. However, the business park's unique parking lot layout leaves little space for some signs to be located outside from the clear line of sight area, and the required setback of ten feet (10') would place some proposed signs within existing parking spaces.

APPROVAL(S) REQUIRED

The petitioner requests that the Village grant a conditional use for a planned development with a deviation to Section 153.208 (H) to allow for signs in the clear line of sight area and a deviation to Section 153.507 (B) (5) (f) to allow for a setback of two feet (2').

EXISTING CONDITIONS

The approximately seventy-four (74) acre property includes one-story structures used for light industry, warehouses, offices, and their associated parking lots. The business park can be accessed via one (1) curb cut on Finley Road, with Eisenhower Lane N and Eisenhower Lane S creating a loop within the business park.

2. Comprehensive Plan Compatibility

The site is consistent with the Comprehensive Plan's recommendation of Mixed Office and Industrial uses. Though the Comprehensive Plan does not recommend signage type or locations, staff finds the proposed signage is consistent with the business park use.

3. Zoning & Sign Ordinance Compatibility

Parvin-Clauss applied for numerous permits in the Yorkbrook Business Park for new freestanding signs. During the permit review process, staff noted that some signs were located in the clear line of sight triangle, as defined below.

"Clear line of sight areas are triangular-shaped areas adjacent to intersecting, improved rights-of-way, private streets, or access drives maintained to preserve clear visibility at the intersection. In the case of intersecting, improved rights-of-way, the clear line of sight area is the area formed by the intersecting, improved rights-of-way lines 30 feet away from the point of intersection. In the case of private streets, the clear line of sight area shall be measured from the intersection of the easement line(s) of the private street with the easement line(s) of the other private street, the improved right-of-way, or edge(s) of pavement of a private driveway or access drive. In the case of private residential driveways intersecting with improved rights-of-way or streets, the clear line of sight area is the area formed by the intersection of the edge of pavement of such private drive with the improved rights-of-way or street, 20 feet away from the point of intersection."

In many locations at the Yorkbrook Business Park, there are not many options for sign placement. The business park's unique parking lot and curb cut layout leaves little space for some signs to be located outside from the clear line of sight area. Furthermore, the required ten foot (10') setback would place some proposed signs within existing parking spaces. Staff worked with the petitioner to move some signs, but others could not be moved.

Staff notes that Eisenhower Lane is a unique street. This circular road is only accessed by those needing to be on Eisenhower Lane, it is not used for short-cuts or to access other roads. There is little pedestrian traffic on Eisenhower Lane and our engineer noted that most driveway widths are greater than Village Code allows (at 35'). Lastly, the signs are intended to help motorists by listing the addresses and business names. Staff concurs with the petitioner that the Yorkbrook Business Park and Eisenhower Lane can lead to difficulties in finding a specific business. Motorists not familiar with the area will need the signage to help ensure they can safely reach their destination.

4. Planned Development

Section 155.502 of the Zoning Ordinance encourages the use of planned developments that provide for a more efficient use of the site. Staff is supportive of the planned development request as it establishes a framework for review and consideration of subsequent activities or structures that could be developed in the future. The creation of the planned development will also allow for additional community input through the public hearing process for future improvements to the site.

SITE HISTORY

The Yorkbrook Business Park was built throughout the 1970s and has been before the Village of Lombard's Plan Commission multiple times over the past several years for individual tenant build-out approvals. Numerous addresses were granted conditional uses for learning centers (indoor athletic training facility),

Venture One Eisenhower Lane Campus

Standards for Planned Developments

A. General Standards

1. With the exception of the monument sign setbacks in question, the Eisenhower Lane Campus complies with the regulations of the district in which it is located.
2. These signs do not impact the existing sewage and water facilities.
3. The dominant use in this planned development is for offices and facilities for business tenants.
4. The use of the Eisenhower Lane Campus is consistent with the comprehensive plan of the village.
5. There will be no changes to the streets in the Eisenhower Lane Campus and no impact on traffic access, parks, recreation areas, schools, or other public facilities.

C. Standards for Planned Developments with Other Exceptions

1. The Eisenhower Lane Campus monument sign setback would be in the public interest as these signs would be installed in a visible location at each address in order to direct customers to businesses.
2. The setback of the signs in question would not adversely impact the individual property's value. In fact the consistency of monument signage within the campus would be a clear and helpful visual directory for customers looking for specific businesses.
3. This monument sign setback exception for the addresses in question would be beneficial to the business tenants as it would identify addresses and specific businesses for customers and vendors.
4. The overall floor area of the planned development will not be changing.
5. The number of dwelling units will not be changing.
6. The building locations will not change; the setbacks will remain the same. All transitional yards will remain the same.
7. The area of open space will remain the same.