

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Village of Lombard – 1011 S Main Street

February 20, 2017

### Title

PC 17-05

### Petitioner

Village of Lombard  
255 E. Wilson Avenue  
Lombard IL 60148

### Property Owner

Same

### Property Location

Southeast corner of Main Street &  
Wilson Avenue

### Zoning

R2

### Existing Land Use

Vacant open space

### Comprehensive Plan

Public and Institutional

### Approval Sought

Variations for an automatic  
changeable copy (ACC) sign.

### Prepared By

Jennifer Ganser, AICP  
Assistant Director



LOCATION MAP

### PROJECT DESCRIPTION

The Village of Lombard Public Works Department has issued a Request for Proposals (RFP) for an automatic changeable copy (ACC) public information freestanding sign at the southeast corner of Main Street & Wilson Avenue that would require variations to the Sign Code. The proposed new sign would replace the banners that currently display information for selected public events.

### APPROVAL(S) REQUIRED

The petitioner, the Village of Lombard, requests the following variances for a proposed public information freestanding automatic changeable copy (ACC) sign at the southeast corner of Main Street and Wilson Avenue:

1. A variance from 153.210(E) to allow for an automatic changeable reader board of twenty-four (24) square feet, where sixteen (16) square feet is allowed by code;
2. A variance from 153.219(A) to allow for an institutional sign of forty (40) square feet, where thirty-two (32) square feet is allowed by code; and
3. A variance from 153.219(B) to allow for an institutional sign of ten feet (10') in height, where six feet (6') in height is allowed by code.

**PROJECT STATS**

**Lot & Bulk**

Parcel Size: 1.62 and 0.39 acres

**Sign Setback**

R2 10 feet on corner lots

**Street Frontage**

Main Street 275.46 and 120.8 feet

Wilson Avenue 266 feet

**Submittals**

1. Petition for Public Hearing;
2. Response to Standards for variances;
3. Site Plan, prepared by the Village of Lombard Public Works Department, undated.

**EXISTING CONDITIONS**

The subject property is currently vacant and owned by the Village.

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division has no comments. Should the petition be approved, additional comments may be forthcoming during permit review.

**Fire Department:**

The Fire Department has no issues or concerns. Should the petition be approved, additional comments may be forthcoming during permit review.

**Private Engineering Services:**

The Private Engineering Services Division has no comments. Should the petition be approved, additional comments may be forthcoming during permit review.

**Public Works:**

The Department of Public Works noted the sign would also be available to provide emergency preparedness and response information. Should the petition be approved, additional comments may be forthcoming during permit review.

**Planning Services Division:**

***1. Surrounding Zoning & Land Use Compatibility***

	Zoning District	Land Use
North	B1	Strip retail center
South	R2	Single-family homes
East	R2	Single-family homes
West	CRPD	Glenbard East High School

The property is currently vacant and frequently has banners staked into the grass advertising Village events. The Village will no longer allow the banners, should the ACC sign be approved.

***2. Comprehensive Plan Compatibility***

The site provides open space and is used for Village stormwater detention purposes. The sign would be consistent with the Comprehensive Plan.

The sign is similar in nature to the ACC sign across the street at Glenbard East High School (PC 14-14). GEHS received a variance to allow for a larger sign and a reduced setback. Both signs are intended for public information.

### 3. *Zoning Ordinance Compatibility*

Staff classifies this type of signage as an institutional sign, defined as “Bulletin boards for public, charitable or religious institutions.” The new proposed sign will serve as a public information sign to the community and display information on multiple events, as well as emergency information. Business advertising would not be permitted. The Village will be in control of the sign text and review all messages before they are displayed. The proposed sign is consistent with the neighborhood and context of the property.

Three variances are being requested: the square footage of the ACC reader board, the overall square footage of the sign, and the sign height. The Village will be eliminating the temporary banners that are currently displayed on the property, should this ACC sign be approved. The existing banners are approximately thirty-two (32) square feet, in order to comply with the temporary sign regulations. The ACC size variance of twenty-four (24) square feet will therefore be smaller than the temporary banners displayed.

### 4. *Design*

The RFP states the sign will have a masonry base and it should complement the features of the Great Western Trail Bridges. The sign will contain the Village logo and the ACC component will have LED lights.

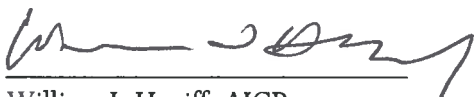
## **FINDINGS & RECOMMENDATIONS**

Staff finds that the proposed sign is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, Zoning Ordinance, and Sign Ordinance.

The Inter-Department Review Committee has reviewed the standards for the requested variances and finds that the petition **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 17-05:

Based on the submitted petition and the testimony presented, the proposed variances do comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the variances is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 17-05.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP

Director of Community Development  
c. Petitioner

## Standards for Variations

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.

*The site is unique due to the grading and berm. This sign will contain information about Village events and for public safety and therefore visibility is important. The additional height and square footage requested will allow the sign more visibility.*

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 unique in that it is zoned R2 but owned by the Village. The sign is for public and informational purposes only.*

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

*The variations are not for financial gain. The property is owned and utilized by the Village for stormwater detention. No business advertising will be permitted.*

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.

*The hardship is caused by the lot and the sign ordinance. The lot is zoned R2 and there is not a building or business on the lot. However, temporary signage is frequently displayed advertising special events. The proposed sign would advertise the special events and information in the event of an emergency. The variances for a larger and taller sign are to increase visibility for motorists.*

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

*The variations will not be detrimental to public welfare. As the sign will be able to alert people to emergencies, the sign should aide the public. The sign will not be injurious to the neighborhood.*

6. The granting of the variation will not alter the essential character of the neighborhood; and,

*The sign will not alter the character of the neighborhood and visibility to the neighbors will be minimal. The sign will face Main Street and nor the residential neighborhood. Glenbard East High School also has an ACC sign on Main Street.*

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.

*The variations will not impact light or air, or otherwise increase any dangers in the neighborhood. As the sign will be able to alert people to emergencies, the sign should aide the public. The sign will not be injurious to the neighborhood.*



**Village of Lombard  
Public Information Notification Signage  
Site Plan**

