

August 17, 2006

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

**Subject: ZBA 06-10; 455 Eisenhower Lane**

Dear President and Trustees:

Your Zoning Board of Appeals submits for your consideration its recommendation on the above referenced petition. The petitioner requests approval of the following actions on the subject property within the I Limited Industrial District:

1. A variation from Section 153.507 (B) (5) (b) to allow a 60-square foot sign where a maximum area of 30 square feet is permitted;
2. A variation from Section 153.507 (B) (5) (c) to allow a 7.3-foot high sign where a maximum height of 6 feet is permitted; and
3. A variation from Section 153.507 (B) (5) (f) to allow a 5-foot setback from the property line where a minimum 10-foot setback is required.

The Zoning Board of Appeals conducted a public hearing on June 28, 2006. John Streetz of Doyle Signs, 232 Interstate Road, Addison, presented the petition. Mr. Streetz stated that the subject property is a unique multi-tenant building within the industrial district. He noted that multi-tenant properties within the various business districts are allowed significantly more signage. He described the proposed sign and indicated that the new sign will be much more aesthetically pleasing than the sign it is to replace.

Chairperson DeFalco then opened the meeting for public comment. There was no one present to speak for or against the petition.

Chairperson DeFalco then requested the staff report.

Jennifer Backensto, Planner II, presented the staff report. The petitioner is requesting variations for height, area, and location for a proposed freestanding sign for York Brook Park. The proposed sign, to be located at the southeast corner of

Finley and Eisenhower Lane, will replace the existing York Brook Park sign at the northeast corner. The Village has previously issued permits for identification signs in the same general location as the proposed sign, several of which exceeded the current code limits with regard to sign area and height.

Staff can support the requested variations for sign area and sign height. The proposed non-illuminated sign will be surrounded with landscape plantings and will be located outside of the clear line of sight area, unlike the sign it will be replacing. The new sign location will significantly improve the visibility of surrounding properties as well as the park itself.

Shopping center identification signs, which are permitted for multi-tenant properties in the B3 and B4 Districts, are allowed up to 150 square feet with a maximum height of 35 feet. Examples of these signs include Yorktown Center and Fountain Square. However, there is no comparable sign classification for multi-tenant properties within the I Limited Industrial District.

Furthermore, the Village has previously granted a variation request of this type. In 2001, the Village reviewed a similar case wherein the nearby Oak Creek business park was granted approval for a 100-square foot, 6.3-foot high sign. As Oak Creek and York Brook Park are the only consolidated industrial parks within the Village, the requested relief would not be generally applicable and would not set a precedent for individual industrial properties.

Chairperson DeFalco then opened the meeting for discussion by the Board Members. He summarized the petition, stating that they would be taking down an existing sign within a clear line of sight area. He noted that there had been a previous permit for a 120-square foot sign, and the petitioner is now asking for a 60-square foot sign that is 7.3 feet in height with a 5-foot setback.

Mrs. Newman asked about the setback from the street. Ms. Backensto referred to the site plans and stated that the sign would be 5 feet from the property line, and the property line is set back further from the street. The overall setback from the curb would be greater than 10 feet, and there is no sidewalk along Finley adjacent to the subject property.

Mr. Bedard asked about the existing setback, and the ZBA members discussed the details of the submitted site plan.

Mr. Young stated that graphic on the submitted plans was a bit misleading, making the sign appear closer to the street than it actually would be.

After due consideration of the submitted petition and the testimony presented, the Zoning Board of Appeals, by a roll call vote of 6-0, submits this petition to the Corporate Authorities with a recommendation of approval for the requested variation.

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Respectfully,

VILLAGE OF LOMBARD

John DeFalco  
Chairperson  
Zoning Board of Appeals

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