

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

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

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : October 28, 2019 **(BOT) Date:** November 7, 2019

SUBJECT: PC 19-22: 1300-1366 S. Finley Road Drive (International Village Finley Road Entrance Sign)

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. Maemar PC Architects (petitioner) requests that the Village take the following actions on the subject property located in the R5PD International Village Planned Development District:

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Code of Ordinances, amend the International Village Planned Development, as established by Ordinance No. 1433 and amended by Ordinance No. 2660, in order to provide for the placement of freestanding signs.

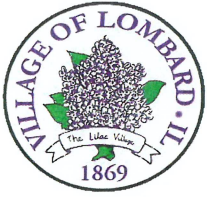
The Plan Commission recommended approval of this petition by a vote of 5-0. Please place this petition on the November 7, 2019 Board of Trustees agenda with a waiver of first reading.

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 *WJH*

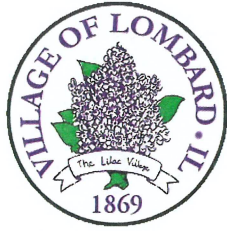
MEETING DATE: November 7, 2019

SUBJECT: **PC 19-22, 1300-1366 S. Finley Road Drive (International Village Finley Road Entrance Sign)**

Please find the following items for Village Board consideration as part of the November 7, 2019, Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 19-22; and
3. An Ordinance granting approval of an amendment to the International Village Planned Development as it pertains to freestanding signs.

The Plan Commission recommended approval of this petition by a vote of 5-0. Please place this petition on the November 7, 2019, Board of Trustees agenda with a waiver of first reading.



VILLAGE OF LOMBARD

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November 7, 2019

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees
Dan Whittington, Dist. 1
Anthony Puccio, Dist. 2
Reid Foltyniewicz, Dist. 3
Andrew Honig, Dist. 4
Daniel Militello, 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 19-22, 1300-1366 S. Finley Road

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. Maemar PC Architects (petitioner) requests that the Village take the following actions on the subject property located in the R5PD International Village Planned Development District:

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Code of Ordinances, amend the International Village Planned Development, as established by Ordinance No. 1433 and amended by Ordinance No. 2660, in order to provide for the placement of freestanding signs.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on October 21, 2019. Sworn in to present the petition were: Anna Papke, Senior Planner; and Mehran Farahmandpour with Maemar PC Architects, representing the petitioner.

Vice-Chair Flint 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.

Mr. Farahmandpour presented the petition. He said International Village will be updating the signage at the Finley Road entrance to the apartment complex to be more modern and inviting. They will install two signs, with one face each. The signs will be outside the clear line of sight, improving safety around the driveway. The signs will

incorporate landscaping and brick work that matches the bricks in the fence around the property.

Vice-Chair Flint 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. Papke presented the staff report, which was submitted to the public record in its entirety. The subject property is the International Village apartment complex, which is located in the International Village Planned Development. There is currently a freestanding sign in the landscape island in the driveway from Finley Road into the development. The petitioner proposes to replace this sign with two signs on either side of the driveway. The standards for the Planned Development regulate the number and size of freestanding signs on the property. An amendment to the Planned Development is required.

In review of the petition staff finds that the size of the sign area of the proposed signs is similar to that allowed by the Sign Ordinance for residential subdivisions generally. Staff also notes that the new signs will be outside the clear line of sight, which will improve safety around the driveway. Staff recommended approval of the petition subject to the conditions in the staff report.

Vice Chair-Flint asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

On a motion by Commissioner Burke, and a second by Commissioner Sweetser, the Plan Commission voted 5-0 to recommend that the Village Board approve the petition associated with PC 19-22, subject to the following three (3) conditions:

1. That the petitioner shall develop the sign in substantial accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
3. Pursuant to the Zoning Ordinance, construction of the sign shall commence within one (1) year from the date of approval of the ordinance, or this approval shall become null and void unless a time extension has been granted by the Village Board.

Respectfully,

VILLAGE OF LOMBARD

Steve Flint, Vice-Chairperson
Lombard Plan Commission

c. Lombard Plan Commission

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NUMBER 1433
GRANTING A CONDITIONAL USE FOR A PLANNED
DEVELOPMENT, ADOPTED SEPTEMBER 23, 1968, AND
AMENDED BY ORDINANCES 2660, IN ORDER TO PROVIDE
FOR THE PLACEMENT OF FREESTANDING SIGNS**

(PC 19-22: International Village – 1300-1366 S. Finley Road)

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 subject to the standards for the International Village Planned Development, as adopted by the President and Board of Trustees of the Village of Lombard by Ordinance 1433 and amended by Ordinance 2660; and,

WHEREAS, Title 15, Chapter 155, Section 155.504 allows for amendment of an ordinance granting a conditional use for a Planned Development after a public hearing before the Village's Plan Commission; and

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

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Code of Ordinances, amend the International Village Planned Development, as established by Ordinance No. 1433 and amended by Ordinance No. 2660, in order to provide for the placement of freestanding signs.

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on October 21, 2019, 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 amendment; 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 Ordinance 1433, Section 1, Paragraph (g), shall be amended as follows:

(g) Signs. Owner shall be permitted ~~two~~ **three** permanent entrance signs, ~~one~~ **two** at the Finley Road entrance and one at the Roosevelt Road entrance to said planned unit development, ~~neither of which shall exceed ten feet in height or eight feet in width (exclusive of supporting pillars) and both of which shall be designated on the final site plan to be approved by the Village. Lighting, if any, shall be limited to small ground flood lights facing directly toward such signs. Nothing herein shall be construed to prevent Owner from substituting at the Finley Road entrance block type letters on the wall or garage wall near the Finley Road entrance in lieu of a separate sign. It is agreed and understood that the overall height, the square foot area, and the location of the signs shall be subject to site plan approval and to approval by the Village of Lombard as to area, location and height above ground and overall height.~~ **The sign at the Roosevelt Road entrance shall not exceed ten feet in height or eight feet in width (exclusive of supporting pillars). The two signs at the Finley Road entrance shall be single-sided monument signs complying with the sign plans and renderings prepared by Maemar P.C., dated September 12, 2019.**

SECTION 2: That this ordinance is limited and restricted to the property legally described as follows:

THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 28 MINUTES 58 SECONDS WEST (ASSUMED BEARING), ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 45.80 FEET TO THE SOUTHERLY LINE OF ROOSEVELT ROAD (ILLINOIS ROUTE 38), SAID POINT BEING THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 28 MINUTES 58 SECONDS WEST, ALONG SAID WEST LINE. 1474.74 FEET TO THE NORTH LINE OF PINEBROOK OF MILLERS MEADOW, RECORDED AS DOCUMENT R79-03224; THENCE NORTH 87 DEGREES 55 MINUTES 44 SECONDS EAST, ALONG SAID NORTH LINE AND ITS EXTENSION EASTERLY, 1726.32 FEET TO THE WEST LINE OF FINLEY ROAD, SAID POINT BEING 50.00 FEET WEST OF THE EAST LINE OF

THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 19; THENCE NORTH 02 DEGREES 21 MINUTES 37 SECONDS WEST ALONG SAID WESTERLY LINE OF FINLEY ROAD AND PARALLEL WITH SAID EAST LINE OF SAID NORTHWEST FRACTIONAL QUARTER. 699.81 FEET TO THE SOUTH LINE OF FINLEY-ROOSEVELT ASSESSMENT PLAT RECORDED AS DOCUMENT R72-12515; THENCE SOUTH 87 DEGREES 42 MINUTES 46 SECONDS WEST, ALONG SAID SOUTH LINE 700.00 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN SAID FINLEY-ROOSEVELT ASSESSMENT PLAT; THENCE NORTH 02 DEGREES 21 MINUTES 37 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1 AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST FRACTIONAL QUARTER, 482.18 FEET (DEED=479.40 FEET) TO THE SOUTH LINE OF RON POSTMA SUBDIVISION, RECORDED AS DOCUMENT R86-127771; THENCE SOUTH 87 DEGREES 50 MINUTES 45 SECONDS WEST, ALONG SAID SOUTH LINE OF SAID RON POSTMA SUBDIVISION, 776.57 FEET (DEED=775.43 FEET) TO THE SOUTHWEST CORNER OF LOT 1 IN SAID RON POSTMA SUBDIVISION; THENCE NORTH 02 DEGREES 14 MINUTES 43 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1, 295.73 FEET TO THE SOUTH LINE OF SAID ROOSEVELT ROAD; THENCE SOUTH 87 DEGREES 42 MINUTES 46 SECONDS WEST, ALONG SAID SOUTH LINE OF ROOSEVELT ROAD, 177.18 FEET TO THE PLACE OF BEGINNING, IN DuPAGE COUNTY, ILLINOIS.

PIN: 06-19-100-013

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

1. That the petitioner shall develop the sign in substantial accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
3. Pursuant to the Zoning Ordinance, construction of the sign shall commence within one (1) year from the date of approval of the ordinance, or this approval shall become null and void unless a time extension has been granted by the Village Board.

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 _____, 2019.

First reading waived by action of the Board of Trustees this _____ day of _____, 2019.

Passed on second reading this _____ day of _____, 2019, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this _____ day of _____, 2019.

Keith T. Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published in pamphlet from this _____ day of _____, 2019.

Sharon Kuderna, Village Clerk