





## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

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

**MEETING DATE:** April 5, 2018

**SUBJECT:** **PC 18-09; 2020 S. Highland Avenue**

Please find the following items for Village Board consideration as part of the April 5, 2018 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 18-09; and
3. An Ordinance granting approval variances for an automatic changeable copy (ACC) sign.

The Plan Commission recommended approval of this petition by a vote of 5-0. Please place this petition on the April 5, 2018 Board of Trustees agenda with a waiver of first reading.





## VILLAGE OF LOMBARD

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April 5, 2018

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Sharon Kuderna

### Trustees

Dan Whittington, Dist. 1  
Michael A. Fugiel, Dist. 2  
Reid Foltyniewicz, Dist. 3  
Bob 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 18-09; 2020 S. Highland Avenue**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests variances of the Zoning Ordinance to allow for an automatic changeable copy (ACC) sign.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on March 26, 2018. Sworn in to present the petition was Jennifer Ganser, Assistant Director of Community Development.

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

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

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. The Village of Lombard Public Works Department has issued a Request for Proposals (RFP) for an automatic changeable copy (ACC) public information freestanding sign that would require variations to the Sign Code. This is similar to the sign approved at PC 17-05 at Main and Wilson. The Village will be in control of the sign text and review all messages before they are displayed. The subject property is currently a fire station and owned by the Village.

Four variances are being requested and three are related to the sign design: 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 and other properties, 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-one (21) square feet will therefore be smaller than the temporary banners displayed. The sign will be in the same location as the current Fire Station Sign. It will not impact Fire Department activities.

Code requires properties with an ACC sign to have 300' of lineal front footage, and a variance is being requested as there is only 250'. Staff finds this acceptable in order to allow for the same type/style of sign at Main and Wilson.

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

On a motion by Commissioner Flint, and a second by Commissioner Olbrysh, the Plan Commission voted 5-0 that the Village Board approve the petition associated with PC 18-09, subject to the following condition;

1. No additional signs or temporary banners shall be allowed on the property.

## **VILLAGE OF LOMBARD**

Donald Ryan, Chairperson  
Lombard Plan Commission

c. Lombard Plan Commission

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING VARIATIONS TO THE  
LOMBARD SIGN ORDINANCE FOR AN AUTOMATIC  
CHANGEABLE COPY SIGN FOR THE PROPERTY AT 2020 S.  
HIGHLAND AVENUE**

(PC 18-09: Village of Lombard – 2020 S. Highland Avenue)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Sign Ordinance, otherwise known as Title 15, Chapter 153 of the Code of Lombard, Illinois; and,

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

WHEREAS, an application has heretofore been filed requiring approval of the following variations, pursuant to the Lombard Sign Ordinance (Title 15, Chapter 153 of the Village Code):

1. A variance from 153.210 to allow for an ACC sign on a property with two hundred and twenty (250') lineal front footage where three hundred (300)' lineal front footage is required;
2. A variance from 153.210(E) to allow for an automatic changeable reader board of twenty-one (21) square feet, where sixteen (16) square feet is allowed by code;
3. A variance from 153.219(A) to allow for an institutional sign of thirty-five (35) square feet, where thirty-two (32) square feet is allowed by code; and
4. A variance from 153.219(B) to allow for an institutional sign of twelve feet (12') in height, where six feet (6') in height is allowed by code.

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on March 26, 2018, 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 variations; 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 the following variations as set forth below are hereby granted for the Subject Property legally described in Section 2:

1. A variance from 153.210 to allow for an ACC sign on a property with two hundred and fifty (250') lineal front footage where three hundred (300)' lineal front footage is required;
2. A variance from 153.210(E) to allow for an automatic changeable reader board of twenty-one (21) square feet, where sixteen (16) square feet is allowed by code;
3. A variance from 153.219(A) to allow for an institutional sign of thirty-five (35) square feet, where thirty-two (32) square feet is allowed by code; and
4. A variance from 153.219(B) to allow for an institutional sign of twelve feet (12') in height, where six feet (6') in height is allowed by code.

**SECTION 2:** That this ordinance is limited and restricted to the subject property generally located at 2020 S. Highland Avenue, Lombard, Illinois, and more specifically legally described as set forth below:

TRACTS 14, 15 AND 16, EXCEPT THE SOUTH 50.0 FEET OF THE EAST 125.0 FEET OF SAID TRACT 16 AND EXCEPT THAT PART OF SAID TRACT 16 DEDICATED FOR STREET PURPOSES, IN FREDERICK H. BARTLETT'S HILLSDALE FARMS, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, AND THE EAST 50 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1941 AS DOCUMENT 422592, IN DU PAGE COUNTY, ILLINOIS.

PIN: 06-20-302-038

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

1. No additional signs or temporary banners shall be allowed on the property.

**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 \_\_\_\_\_, 2018.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Ordinance No. \_\_\_\_\_

Re: PC 18-09

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Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2018, pursuant to a roll call vote as follows:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Keith T. Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Sharon Kuderna, Village Clerk