

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

FIRST UNITED METHODIST CHURCH OF LOMBARD – 155 S. MAIN STREET

OCTOBER 21, 2013

Title

PC 13-17

Petitioner

Chicagoland Signs Corp.
c/o Pam Lohman
1020 W. Fullerton Ave., B
Addison, IL 60101

Property Owner

First United Methodist Church
155 S. Main St.
Lombard, IL 60148

Property Location

155 S. Main St.
(06-08-111-037)

Zoning

B5A Downtown Perimeter

Existing Land Use

Religious Institution

Comprehensive Plan

Public & Institutional

Approval Sought

Multiple signage variations to allow for a 37.5 square foot freestanding sign with a thirteen (13) square foot automatic changeable copy display area within the B5A Downtown Perimeter District.

Prepared By

Matt Panfil, AICP
Senior Planner



LOCATION MAP

PROJECT DESCRIPTION

The petitioner, Chicagoland Signs Corp., is proposing to replace an existing, forty-seven year old, approximately thirty-two (32) square foot freestanding sign (including a manual changeable copy display area) with a new 37.5 square foot freestanding sign (thirteen (13) square feet of which is an automatic changeable copy display area). The proposed sign is to be located in the same location as the existing sign at the southwest corner of the lot.

APPROVAL(S) REQUIRED

The Village of Lombard Sign Ordinance regulates the size and location for freestanding signs within the B5A Downtown Perimeter Zoning District, as well as the use of automatic changeable copy signs. The proposed sign deviates from the following regulations within the Sign Ordinance:

1. A deviation from Section 153.208 (H) to allow for a sign to be located within a clear line of sight area;
2. A deviation from Section 153.210 to allow for an automatic changeable copy sign to be located on a property with less than 500 lineal front footage;
3. A deviation from Section 153-210 (E) to allow for a thirteen (13) square foot automatic changeable copy sign to exceed the maximum permitted nine (9) square feet; and

PROJECT STATS

Lot & Bulk

Parcel Size: 0.95 acres
41,352 sq. ft.

Sign Setbacks

Main St. 7.7 feet
Maple St. 16.7 feet

Submittals

1. Petition for Public Hearing;
2. Response to Standards for Variations;
3. Sign Elevations, prepared by Chicagoland Signs, Corp., undated and submitted September 20, 2013;
4. Sign Foundation Landscape Plan, prepared by unknown, undated and submitted September 20, 2013;
5. Plat of Dedication, prepared by Jorgensen & Associates, Inc., dated November 20, 2005 and submitted September 20, 2013; and
6. Plat of Survey, prepared by Gentile & Associates, Inc., dated September 26, 2013 and submitted September 30, 2013.

4. A deviation from Section 153.508 (B)(6)(b)(ii) to allow for a 37.5 square foot freestanding sign to exceed the maximum permitted thirty (30) square feet when the principal structure on the zoning lot is set back at least thirty feet (30') from the property line within the B5A Downtown Perimeter Zoning District.

EXISTING CONDITIONS

The subject property is bounded by a variety of uses. The site abuts a mixed-use retail/apartment building to the north, stand-alone commercial and multi-family residential to the south, single-family residential to the east, and a medical clinic to the west. Access is granted onto Main Street via one (1) ingress/egress point at the north end of the site. A parking lot on a separate parcel to the west provides access to Maple Street.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no issues or concerns regarding the project at this time. A full review will be conducted during the building permit process.

Fire Department:

The Fire Department has no issues or concerns regarding the project.

Private Engineering Services:

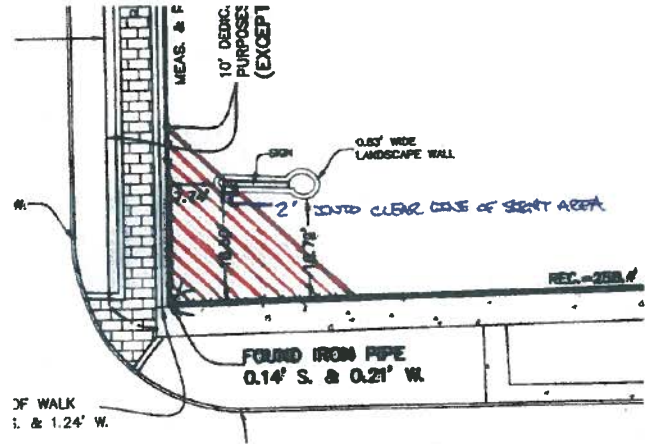
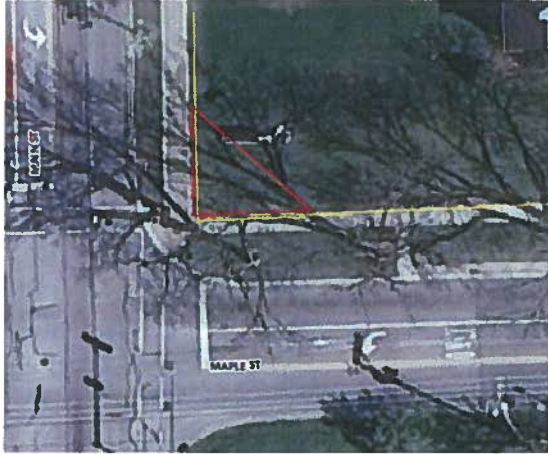
Private Engineering Services (PES) concurs with the Department of Public Works comment (see below).

Public Works:

The Department of Public Works states that the new sign should be placed outside of the clear line of sight triangle in the interest of traffic safety. Only a very slight movement of the sign is needed in order to meet Village Code.

Planning Services Division:

The Planning Services Division (PSD) also concurs with the Department of Public Works and PES regarding the relocation of the new sign outside of the clear line of sight area, especially in consideration of the fact that the new sign has a solid base and appears to be taller in comparison than the existing sign. The graphics below indicate that the proposed sign would need to be relocated approximately two feet (2') to the east in order to maintain a clear line of sight area.



1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	B5 PD	Mixed-Use (Apartments and Ground Floor Commercial)
South	B5A & R2	Commercial (Ice Cream Shop) and Multi-Family Residential
East	B5A & R2	Parking Lot and Single-Family Detached Residential
West	B5 PD	Medical Clinic

As the B5A Downtown Perimeter Zoning District is intended to be a transition between the downtown and other commercial areas that accommodates all retail, service, specialty shops, and necessary civic services, the religious institution use is consistent with the Zoning Map and existing land use of the surrounding properties.

2. Comprehensive Plan Compatibility

The existing religious institution use is consistent with the Comprehensive Plan's recommendation of public and institutional uses for the site.

3. Zoning & Sign Ordinance Compatibility

With the exception of the previously identified deviations, the proposed sign conforms to all other Village Zoning and Sign Ordinance regulations, including sign height. An analysis of each aforementioned deviation to the Sign Ordinance is stated below:

1. A deviation from Section 153.208 (H) to allow for a sign to be located within a clear line of sight area.

The Sign Ordinance prohibits signs from being located within clear line of sight areas, defined by the Zoning Ordinance as "triangular-shaped areas adjacent to intersecting, improved rights-of-way, private streets, or access drives maintained to preserve clear visibility of the intersection. The table below summarizes the most recent cases regarding the location of a freestanding sign within a clear line of sight area:

CASE NO.	DATE	ADDRESS	PC	BoT
PC 04-07	6/16/2004	309 & 315 W. St. Charles Rd.	Approval, 6-0	Approval, 5-0
PC 06-11	4/6/2006	300 E. Roosevelt Rd.	Approval, 4-0	Approval, 5-0
SPA 13-01	1/28/2013	1-378 Yorktown Center	Approval, 5-0	N/A

While the visual intrusion is minimal, staff does not support the requested clear line of sight variation because staff does not find a physical hardship that prevents the new sign from being relocated approximately two feet (2') to the east in order to be entirely outside of the clear line of sight area. Staff finds that the hardship has been created by the petitioner's desire to maintain a sign in an existing location, and not because of the Zoning Ordinance.

2. *A deviation from Section 153.210 to allow for an automatic changeable copy sign to be located on a property with less than 500 lineal front footage.*

Combining the street frontage for both Main Street and Maple Street, the subject parcel has approximately 424.4 lineal feet of street frontage. Also, the property owner owns both lots to the east of the subject site, meaning that there is 516.8 lineal feet of frontage on Maple Street under common ownership. The table below summarizes the most recent cases regarding the location of an automatic changeable copy sign on a property with less than a 500 lineal foot frontage:

CASE NO.	DATE	ADDRESS	Lineal Ft Frontage	PC	BoT
PC 10-11	9/16/2010	600 W. North Ave.	443.1 feet (combined)	Approval, 4-0	Approval, 6-0
PC 10-12	9/16/2010	930 E. Roosevelt Rd.	387.8 feet (combined)	Approval, 4-0	Approval, 6-0

Staff can support the requested relief due to the consideration that if the parcels under common ownership by the First United Methodist Church of Lombard were consolidated, the site would exceed 500 lineal feet of frontage. Also, an automatic changeable copy sign may reduce the amount of temporary signage required by the petitioner because it would enable them to display multiple messages throughout the day.

3. *A deviation from Section 153.210 (E) to allow for a thirteen (13) square foot automatic changeable copy sign to exceed the maximum permitted nine (9) square feet.*

Since 2011, automatic changeable copy signs have been limited to no more than nine (9) square feet in area. Prior to 2011, automatic changeable copy displays were limited to eighteen inches (18") in height, but were not restricted in terms of overall area. The stated need for the automatic changeable copy sign is in part because the petitioner provides many services (i.e., food pantry, clothes closet, support groups, etc.) to the community that may not be received by those most in need of the services when the message display is limited to the low change frequency allowed by a manual changeable copy sign.

While there were cases prior to 2011 granting variations for automatic changeable copy displays taller than eighteen inches (18") in height, there has only been one (1) recent request regarding an automatic changeable copy sign exceeding nine (9) square feet in area:

CASE NO.	DATE	ADDRESS	Auto. Copy Sq. Ft.	PC	BoT
SPA 13-01	1/28/2013	1-378 Yorktown Center	52 square feet	Approval, 5-0	N/A

Staff can support the requested relief due to the consideration that the requested deviation is less than that supported by staff, the Plan Commission, and Village Board in the past instance and also has the previously stated benefit of potentially reducing the amount of temporary signage on-site.

4. *A deviation from Section 153.508 (B)(6)(b)(ii) to allow for a 37.5 square foot freestanding sign to exceed the maximum permitted thirty (30) square feet when the principal structure on the zoning lot is set back at least thirty feet (30') from the property line within the B5A Downtown Perimeter Zoning District.*

Since the establishment of the B5A Downtown Perimeter Zoning District, there has been one (1) similar request to allow for a freestanding sign to exceed the maximum area allowed:

CASE NO.	DATE	ADDRESS	Total Sign Sq. Ft.	PC	BoT
PC 04-07	9/16/2004	309 & 315 W. St. Charles Rd.	47 square feet	Approval, 6-0	Approval, 5-0

While the sign exceeds the maximum permitted thirty (30) square foot area, staff can support the requested relief because staff finds the proposed sign to be consistent with the existing structure and surrounding context. Also, the surplus 7.5 square feet of signage is primarily the result of an angled design element with a stone cap that enhances the overall appearance of the sign.

SITE HISTORY

The existing sign was constructed in 1966. Aside from the rezoning of the site to B5A in 2002 and a Plat of Dedication for a ten foot (10') wide strip of property for Main Street streetscape improvements, the site has no prior appearances before the Plan Commission, Zoning Board of Appeals, or Village Board of Trustees.

FINDINGS & RECOMMENDATIONS

Staff finds that, with the exception of the proposed location within the clear line of sight area, the proposed sign is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, Zoning Ordinance, and Sign Ordinance.

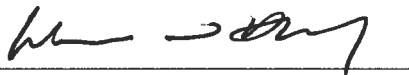
The Inter-Departmental Review Committee has reviewed the Standards for Variations for the requested signage and finds that items two, three, and four of the proposed signage **complies** with the standards established by the Village of Lombard Zoning and Sign Ordinances, and that granting the signage relief for items two, three, and four, but not item one, is in the public interest. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 13-17:

Based on the submitted petition, accompanying signage plans and the testimony presented, the proposed signage, except for its location within a clear line of sight area, **complies** with the standards established by the Lombard Zoning and Sign Ordinances, and that granting the signage relief for items two, three, and four is in the public interest and, therefore, I move that the Plan Commission accepts the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and **approve** PC 13-17, subject to the following conditions:

1. The relief is for the deviations heretofore listed as items two, three, and four only. The relief is not for the location of a freestanding sign within a clear line of sight area.
2. The petitioner shall construct the sign in substantial conformance with the plans and elevations, prepared by Chicagoland Signs, Corp. and Gentile & Associates, Inc., dated September 20, 2013 and September 26, 2013 respectively and the relief shall be limited as follows:

- a. A deviation from Section 153.210 to allow for an automatic changeable copy sign to be located on a property with less than 500 lineal front footage;
 - b. A deviation from Section 153-210 (E) to allow for a thirteen (13) square foot automatic changeable copy sign to exceed the maximum permitted nine (9) square feet; and
 - c. A deviation from Section 153.508 (B)(6)(b)(ii) to allow for a 37.5 square foot freestanding sign to exceed the maximum permitted thirty (30) square feet when the principal structure on the zoning lot is set back at least thirty feet (30') from the property line within the B5A Downtown Perimeter Zoning District.
3. Any future signs, including this sign, involving the subject property shall apply for and receive a building permit. The permit will be reviewed in connection with the aforementioned conditions.
 4. The petitioner shall satisfactorily address all comments noted within the IDRC Report.
 5. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the sign is not constructed operating by said date, this relief shall be deemed null and void.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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September 20, 2013

Village of Lombard
Community Development

Gentlepersons:

First United Methodist Church of Lombard, located at 155 S. Main Street, in Lombard, is requesting a conditional use permit to replace the existing identification sign and changeable text panel with a new sign that includes a two-sided LED display.

First UMC would like to take advantage of the many benefits that an LED display would offer. In lieu of the old-fashioned, non-effective, changeable text sign currently in place, the LED would allow FUMC to display messages regarding service times, special announcements, web address, phone number, etc. It would also allow us to decrease the number of banners and bandit signs displayed in the church lawn, resulting in a more aesthetically pleasing corner lot!

We appreciate your consideration of this request.

Thank you.

Regards,

Pamela Lohman
Director Sales & Marketing
Chicagoland Signs Corp.

John J. King
Co-Chair
Board of Trustees

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Response to Standards for Conditional Uses

First United Methodist Church of Lombard Lombard, IL

First United Methodist Church, located at 155 S Main Street, Lombard, is requesting a revision to conditional uses for a new sign with an LED display to be placed in the footprint of the existing sign, located on the Northeast corner of Main & Maple Streets.

Please find our responses to the following:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

The proposed sign will be not be detrimental to, or endanger the public safety, morals, comfort, or general welfare. The messages on the sign will be controlled by church staff, the brightness of the sign will be subdued in hours from dusk to dawn, and messages on the sign will not flash, so as not to disrupt motorists vision.

2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located.

Properties in the area of Main & Maple will not be impaired or diminished by the new sign. Property values will most likely be increased due to the aesthetically pleasing sign design being proposed. The proposed sign display will allow an updated sign design, adding to the character of the neighborhood.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

First United Methodist Church strives to improve the aesthetics of the property with landscaping, and concerned with safety for everyone on the property, and surrounding the property, of the church. The proposed sign would not impede the normal and orderly development or improvement of the surrounding property.

4. That the public utilities, access roads, drainage and/or necessary facilities have been or will be provided.

Public utilities, access roads, drainage and/or necessary facilities will not be affected by permission of this condition use.

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The proposed sign will not affect ingress, egress, or traffic congestion on public streets.

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard.

The proposed conditional use is not contrary to the objectives stated in the current Comprehensive Plan for the Village of Lombard. If anything, the proposed conditional use is complimentary to the Comprehensive Plan.

7. That the conditional use shall in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.

The requested conditional use will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. Based on the location and brightness of the existing sign, there will be no major change.

The proposed sign will allow the Church to have main church all messages on the display panel, therefore lawn signs and banners will not be required as often. Removal of the existing worn and dated sign will add a warm, welcoming look to the main entrance of the Church and to the property at the corner of Main & Maple.

The removal of the existing sign and installation of newly designed sign with LED display in the same locations will require a conditional use. The existing sign, installed in 1966, needs updating. The Village of Lombard has updated/revised the sign regulations since that time, however this issue was not addressed. We request a conditional use to place a new sign with an LED display, in the existing location.

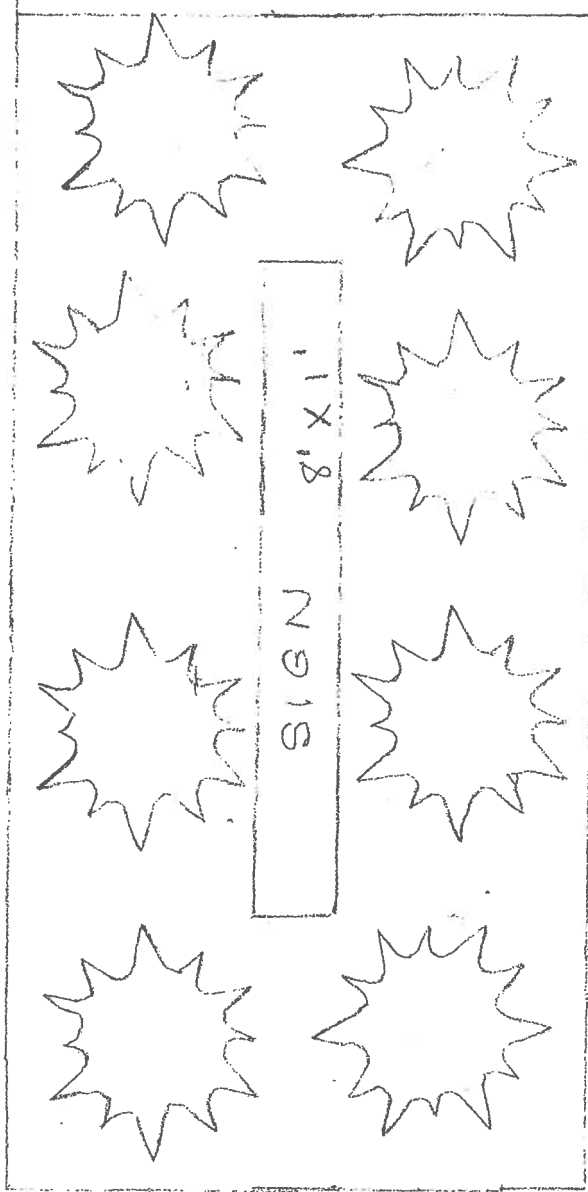
The proposed sign will be installed using galvanized posts, and the electric to the existing sign will be used for the new sign.

If you should have any questions regarding the above, please don't hesitate to contact me.

Regards,



Pam Lohman
Director Sales & Marketing
Chicagoland Signs Corp.



Plantings could be

1. Variegated Diervilla
2. Azalea "Cool Splash"
3. Cotoneaster
4. Boxwood "Green Velvet"
5. Euonymus
6. Junipers

4sq = 1'



Proposed

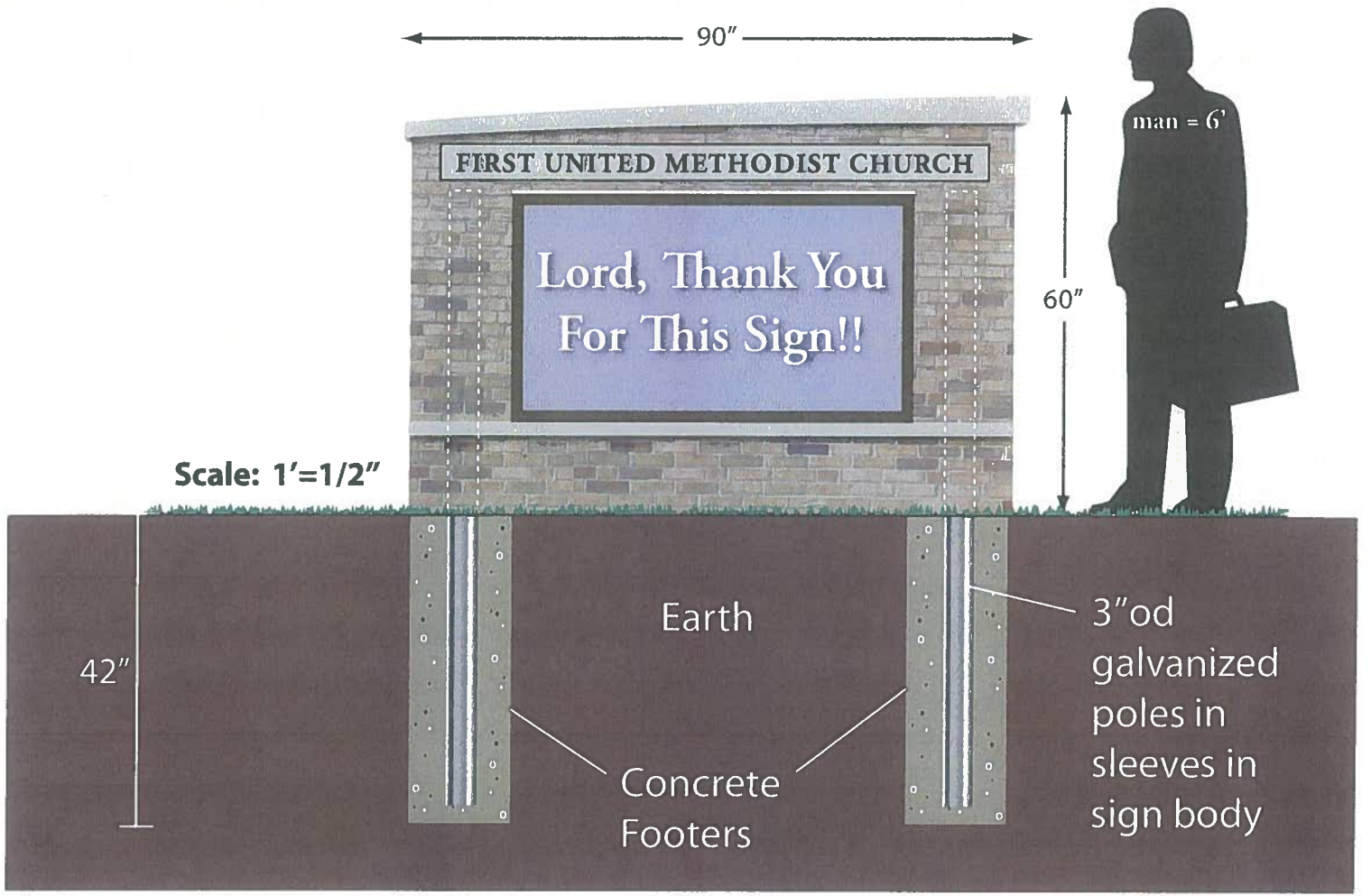
First United Methodist Church — Lombard, IL
 5'h x 7.5'w FoamStone monument with
 33"h x 57"w color LED electronic message panel
 2-sided



Existing



This is an original copyright-protected drawing created for you by Chicagoland Signs Corp. It is unlawful, unethical, and totally uncool to show this drawing to competing sign companies.
 630-543-7088



First United Methodist Church — Lombard, IL
 5'h x 7.5'w FoamStone monument with
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 2-sided



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LOT 28

