

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES
FROM: David A. Hulseberg, Village Manager
DATE: March 25, 2011 (B of T) Date: April 7, 2011
TITLE: DuPage County Case Z10-098 - 1S438 S. Highland Road (Christadelphian Church)
SUBMITTED BY: Department of Community Development *NA*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned DuPage County filing. This filing requests a conditional use for an electronic message center sign (automatic changeable copy sign) in the R-4 Single Family Residential District.

The Plan Commission recommended approval of a Resolution of Objection.

Please place this item on the April 7, 2011 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X *[Signature]* _____ Date 3/25/11

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: David A. Hulseberg, Village Manager

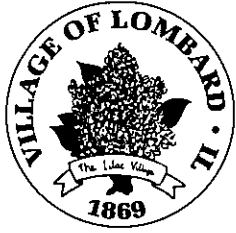
FROM: William J. Heniff, AICP, Director of Community Development

DATE: April 7, 2011

SUBJECT: DuPage County Public Hearing Z10-098

DuPage County has received a filing for a public hearing for a conditional use for an automatic changeable copy sign for an unincorporated property located at 1S438 S. Highland Rd (Christadelphian Church). As the subject property is located within the ultimate municipal boundaries of the Village of Lombard, the Village has received notice of the public hearing from the County and has been asked to provide comments or concerns regarding this petition.

On March 21, 2011, staff presented this case to the Plan Commission to solicit their input. In their deliberations, the Lombard Plan Commission found that the petition is inconsistent with the Village's established codes and ordinances of the Village of Lombard. As such, the Plan Commission unanimously recommended that the Lombard Village Board adopt a Resolution of Objection for Z10-098, to be forwarded to the County Board before the subject case is presented before them.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

April 7, 2011

Village President
William J. Mueller

Village Clerk
Brigitte O'Brien

Trustees
Greg Alan Gron, Dist. 1
Keith T. Giagnorio, Dist. 2
Zachary C. Wilson, Dist. 3
Dana L. Moreau, Dist. 4
Laura A. Fitzpatrick, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
David A. Hulseberg

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

Subject: DuPage County Public Hearing Z10-098 - Christadelphian Church (1S438 S. Highland Rd.)

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced case under review by DuPage County.

Michael Toth, Planner I, presented the petition. DuPage County has received a filing for a public hearing for a conditional use for an automatic changeable copy sign for an unincorporated property located at 1S438 S. Highland Rd (Christadelphian Church). As the subject property is located within the ultimate municipal boundaries of the Village of Lombard, the Village has received notice of the public hearing from the County and has been asked to provide comments or concerns regarding this petition.

Staff would like to solicit the input and a recommendation of the Plan Commission regarding this petition. Staff has informed the County that this matter is being brought forward to the Plan Commission and the Village Board for consideration.

Staff has reviewed the proposed plans associated with the above mentioned petition. For clarity purposes, the Village of Lombard's Sign Ordinance recognizes Electronic Message Center signs as Automatic Changeable Copy signs. Therefore this letter will reference the proposed sign as an Automatic Changeable Copy sign. While DuPage County's Zoning Ordinance permits electronic message board signs as a conditional use, the Village of Lombard's Sign Ordinance has specific parameters for which an Automatic Changeable Copy sign is allowed. Staff notes the submitted signage plans do not provide all applicable sign dimensions. Based upon staff's interpretation of the proposed plans, the sign does not meet the following Village of Lombard Codes:

1. Pursuant to Lombard Sign Ordinance, Automatic Changeable Copy signs are allowed only in the CR, B3, B4, B4A, and B5 zoning districts on properties with a minimum of 500 feet of lot frontage. If the subject property were to be annexed into the Village of Lombard it would be designated with an R0 – Single Family Residence zoning classification. The subject property has a total frontage of approximately 100 lineal feet. Therefore, these aforementioned provisions would not be met.
2. The Village of Lombard Sign Ordinance states that changeable message boards shall be located between twelve (12) and fifteen (15) feet above grade at the edge of the right-of-way. According to the submitted plans, the proposed sign would be below the twelve (12) foot minimum height requirement.

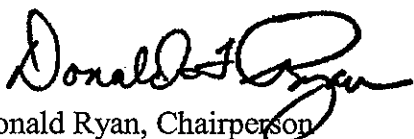
Staff finds that the proposed sign is inconsistent with the established codes and ordinances of the Village of Lombard and may present a negative impact upon the adjacent properties. In addition, should the proposed sign be approved by the County, the sign would then be considered legal non-conforming should it ever be incorporated into the Village of Lombard.

Chairperson Ryan then opened the meeting for comments among the Commissioners. The Commissioners had no comments.

On a motion made by Commissioner Burke and seconded by Commissioner Flint, the Plan Commission recommended by a roll call vote of 4 to 0, that the Board of Trustees adopt a Resolution of Objection for DuPage County ZBA Case Z10-098.

Respectfully,

VILLAGE OF LOMBARD




Donald Ryan, Chairperson
Lombard Plan Commission

c. Lombard Plan Commission



MEMORANDUM

TO: LOMBARD PLAN COMMISSION
Donald Ryan, Plan Commission Chairperson

FROM: Christopher Stilling, AICP 
Assistant Director of Community Development

DATE: March 21, 2011

SUBJECT: DuPage County Public Hearing Z10-098 - Christadelphian Church - Village of Lombard Comments

BACKGROUND

DuPage County has received a filing for a public hearing for a conditional use for an automatic changeable copy sign for an unincorporated property located at 1S438 S. Highland Rd (Christadelphian Church). As the subject property is located within the ultimate municipal boundaries of the Village of Lombard, the Village has received notice of the public hearing from the County and has been asked to provide comments or concerns regarding this petition.

Staff would like to solicit the input and a recommendation of the Plan Commission regarding this petition. Staff has informed the County that this matter is being brought forward to the Plan Commission and the Village Board for consideration.

ANALYSIS

Staff has reviewed the proposed plans associated with the above mentioned petition. For clarity purposes, the Village of Lombard's Sign Ordinance recognizes Electronic Message Center signs as Automatic Changeable Copy signs. Therefore this letter will reference the proposed sign as an Automatic Changeable Copy sign. While DuPage County's Zoning Ordinance permits electronic message board signs as a conditional use, the Village of Lombard's Sign Ordinance has specific parameters for which an Automatic Changeable Copy sign is allowed. Staff notes the submitted signage plans do not provide all applicable sign dimensions. Based upon staff's interpretation of the proposed plans, the sign does not meet the following Village of Lombard Codes:

1. Pursuant to Lombard Sign Ordinance, Automatic Changeable Copy signs are allowed only in the CR, B3, B4, B4A, and B5 zoning districts on properties with a minimum of 500 feet of lot frontage. If the subject property were to be annexed into the Village of

Lombard it would be designated with an R0 – Single Family Residence zoning classification. The subject property has a total frontage of approximately 100 lineal feet. Therefore, these aforementioned provisions would not be met.

2. The Village of Lombard Sign Ordinance states that changeable message boards shall be located between twelve (12) and fifteen (15) feet above grade at the edge of the right-of-way. According to the submitted plans, the proposed sign would be below the twelve (12) foot minimum height requirement.

SUMMARY OF FINDINGS

Staff finds that the proposed sign is inconsistent with the established codes and ordinances of the Village of Lombard and may present a negative impact upon the adjacent properties. In addition, should the proposed sign be approved by the County, the sign would then be considered legal non-conforming should it ever be incorporated into the Village of Lombard.

RECOMMENDATION

Based upon this review, the petition would be inconsistent with established Village Codes and would create adverse impact on neighboring properties. Therefore, staff recommends that the Plan Commission make the following motion regarding the petition:

Based upon a review of the petition submitted to DuPage County, the Plan Commission finds that the petition is inconsistent with the established codes and ordinances of the Village of Lombard. Therefore, the Plan Commission recommends that the Village Board adopt a Resolution of Objection for DuPage County ZBA Case Z10-098.



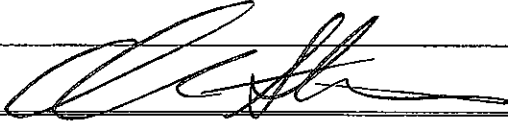
DU PAGE COUNTY ZONING BOARD OF APPEALS

JACK T. KNUEFFER ADMINISTRATION BUILDING

421 NORTH COUNTY FARM ROAD, WHEATON, ILLINOIS 60187/ 630-407-6700/630-407-6702 (fax)

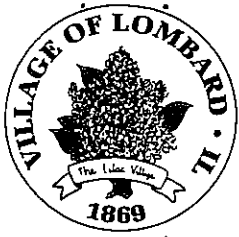
Zoning Petition Z10-098 Christadelphian Chapel

Please review the information herein and return with your comments to: Paul Lauricella, DuPage County Department of Economic Development & Planning, 421 North County Farm Road, Wheaton, Illinois 60187 or via email at Paul.Lauricella@dupageco.org , or via facsimile at 630-407-6702 by March 16, 2011.

COMMENT SECTION:	
<input type="checkbox"/>	NO OBJECTION/CONCERNS WITH THE PETITION.
<input type="checkbox"/>	NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION.
<input type="checkbox"/>	I CAN NOT COMMENT AT THIS TIME. ADDITIONAL INFORMATION REQUIRED.
<input checked="" type="checkbox"/>	I OBJECT/HAVE CONCERNS WITH THE PETITION.
COMMENTS: <i>See attached letter</i>	
SIGNATURE: 	DATE: <i>3/9/11</i>
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: <i>Lombard</i>	

GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	Z10-098 Christadelphian Chapel
OWNER	Christadelphian Ecclesia Chicago Church, 1S438 Highland Ave., Lombard, IL 60148. Cecil Treadway, Chairman of Managing Board and Treasurer, Otto Grellman, Board Member, Chuck Runge, Board Member.
ADDRESS/LOCATION	1S438 Highland Ave., Lombard, IL 60148
PUBLICATION DATE	Daily Herald: March 2, 2011
ZONING REQUEST	Conditional Use for Electronic Message Center Sign. (Sec. 37-1103)
PIN/TWSP./ COUNTY BOARD DIST.	06-20-300-011 York Township/District 2
ZONING/LUP	R-4 Single Family Res. Institutional
AREA/ UTILITIES	44,539 sq. ft. (1.02 Acres)
PUBLIC HEARING	March 17, 2011

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

March 4, 2011

Village President
William J. Mueller

Village Clerk
Brigitte O'Brien

Trustees

Greg Alan Gron, Dist. 1
Keith T. Giagnorio, Dist. 2
Zachary C. Wilson, Dist. 3
Dana L. Moreau, Dist. 4
Laura A. Fitzpatrick, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
David A. Hulseberg

"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."

Paul Lauricella

DuPage County Dept. of Economic Development & Planning
421 North County Farm Road
Wheaton, Illinois 60187

RE: DuPage County Public Hearing Z10-098 - Christadelphian Church - Village of Lombard Comments

Dear Mr. Lauricella:

In anticipation of the upcoming public hearing regarding ZBA Case Z10-098 – Christadelphian Church, this letter serves as notice that the Village of Lombard objects to the conditional use for the property located at 1S438 S. Highland Rd., Lombard, IL. Formal consideration and/or action regarding the proposed variation may be taken by the Lombard Village Board at a later date.

In order to ensure that our comments are included as part of the public hearing proceedings, Village staff is transmitting these comments to your attention at this time. These concerns include, but are not necessarily limited to, the following:

ANALYSIS

Staff has reviewed the proposed plans associated with the above mentioned petition. For clarity purposes, the Village of Lombard's Sign Ordinance recognizes Electronic Message Center signs as Automatic Changeable Copy signs. Therefore this letter will reference the proposed sign as an Automatic Changeable Copy sign. While DuPage County's Zoning Ordinance permits electronic message board signs as a conditional use, the Village of Lombard's Sign Ordinance has specific parameters for which an Automatic Changeable Copy sign is allowed. Staff notes the submitted signage plans do not provide all applicable sign dimensions. Based upon staff's interpretation of the proposed plans, the sign does not meet the following Village of Lombard Codes:

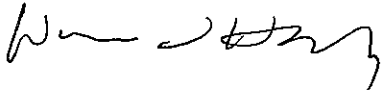
1. Pursuant to Lombard Sign Ordinance, Automatic Changeable Copy signs are allowed only in the CR, B3, B4, B4A, and B5 zoning districts on properties with a minimum of 500 feet of lot frontage. If the subject property were to be annexed into the Village of Lombard it would be designated with an R0 – Single Family Residence zoning classification. The subject property has a total frontage of approximately 100 lineal feet. Therefore, these aforementioned provisions would not be met.

2. The Village of Lombard Sign Ordinance states that changeable message boards shall be located between twelve (12) and fifteen (15) feet above grade at the edge of the right-of-way. According to the submitted plans, the proposed sign would be below the twelve (12) foot minimum height requirement.

Staff will be presenting this case to the Village of Lombard Plan Commission at their regularly scheduled meeting on March 21, 2011 and will solicit additional input. In the interim, please include this letter as part of the case file and advise the DuPage County Zoning Board of Appeals of the Village's position with respect to this matter.

Respectfully,

VILLAGE OF LOMBARD
Department of Community Development



William J. Heniff, AICP
Director of Community Development



DU PAGE COUNTY ZONING BOARD OF APPEALS
JACK T. KNUEPFER ADMINISTRATION BUILDING
421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187/ 630-407-6700

Zoning Petition Z10-098 Christadelphian Chapel

The DuPage County Zoning Board of Appeals will conduct the following public hearing:

PUBLIC HEARING: 7:00 p.m., March 17, 2011. Room 3500-B, JACK T. KNUEPFER
ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

OWNER: Christadelphian Ecclesia Chicago Church, 1S438 Highland Ave., Lombard, IL
60148. Cecil Treadway, Chairman of Managing Board and Treasurer, Otto Grellman,
Board Member, Chuck Runge, Board Member.

AGENT FOR PETITIONER: Gayle Miller, 1225 Bowes Rd., Elgin, IL 60123

REQUEST: Conditional Use for Electronic Message Center Sign. (Sec. 37-1103)

ADDRESS OR GENERAL LOCATION: 1S438 Highland Ave., Lombard, IL 60148

LEGAL DESCRIPTION:

TRACT 2 IN FREDERICK H. BARTLETT'S HILLSDALE FARMS, A SUBDIVISION OF THE WEST ½ OF
THE SOUTHWEST ¼ OF SECTION 20 AND THE EAST 50 FEET OF THE EAST ½ OF THE SOUTHEAST ¼
OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
DUPAGE COUNTY, ILLINOIS.

Respectfully Submitted,
ROBERT J. KARTHOLL, CHAIRMAN,
DUPAGE COUNTY ZONING BOARD OF APPEALS

Notice of this hearing is being sent to property owners within 300 feet of the
subject property and as one of them you are invited to attend the meeting and comment
on the petition. A sketch or drawing of the petitioner's request is included for
your review. If you have any questions, please contact the Zoning Division at (630)
407-6700.

Please be advised that access to the 421 JACK T. KNUEPFER ADMINISTRATION BUILDING is
limited to the main entrance located in the center on the east side of the building.



Type of Proposal – Special Use Permit

Christadelphian Chapel
1S438 Highland Ave.
Lombard, IL 60148

Proposing: (1) 72" x 99" x 20" (overall size of proposed) Double Face Illuminated Ground Sign with (2) Electronic Message Center Units (which requires a Special Use Permit).

Electronic Message Center: Proposing (2) EMC units 29" x 99" x 8" WatchFire 19mm amber / 32 x 128 Matrix / 4 Lines of 5" Copy (26 – 5" Characters per Line), 3 Lines of 7" Copy / 2 Lines of 10" Copy / RF Comm. Link / 4.096 Shading Depth / Ignite Graphics Software / Time and Temp Option.

Electrical Note: (1) 20A – 120V Primary Electrical Circuit within 5' of sign by others. A time clock or photocell will be installed for control of this circuit by Sure Light Sign Company.

Note: Existing (2) ground type signs will be removed, before proposed install of the new ground sign with EMC units.



1231 So. West Road, Troy, IL 61872-5562
 Phone: 847.214.1898 - Fax: 847.214.2566
 www.surelightsign.com

PROJECT:

**Chicago
 Christadelphian
 Chapel**

1 S 438 Highland Ave.
 Lombard IL

CUSTOMER APPROVAL:

AUTHORIZED SIGNATURE

DATE

LANDLORD APPROVAL:

AUTHORIZED SIGNATURE

DATE

REPRESENTATIVE: Don Courington

AUTHORIZED SIGNATURE

DRAWN BY: Bill Marlow

DATE: 03.22.10

SCALE: 1/2" = 1'

SHEET #: 3 of 5

DESIGN ORDER #: 10-0224

FILE NAME: CCC10-0224

REVISIONS:

1 3/22/10 Revised Colors

2

3

4

5

6



(1) 72" x 99" x 20" DE Illuminated Ground Sign w/ EMC Units

- Remove & Dispose of Existing Signs
- 12" x 99" x 20" Fabricated Aluminum Cabinet w/ Painted MAP White Faces are Routed and the Copy is Backed with Day/Night Acrylic
- 40 Fluorescent Lamp Illumination, 120V
- EMC Units: (2) 17" x 99" x 8" Watchfire 19mm Amber / 16" x 128 Matrix / 2 Lines of 5" Copy (26 - 5" Characters per Line) / 1 Line 10" Copy / RF Contm. Lnk / 4.036 Shading Depth / Ignite Graphics Software / Temp. Option
- 2" Alum. Reveals are Painted MAP Black
- 39" x 99" x 20" Fabricated Aluminum Pole Cover w/ Painted MAP White Steel Pole Imbedded in 3000 psi Concrete

ELECTRICAL NOTE
 (1) 20A, 120V Primary Electrical Circuit within 5 ft. of Sign by Others
 Time Clock or Photocell for Control of this Circuit by Sure Light Sign Company.

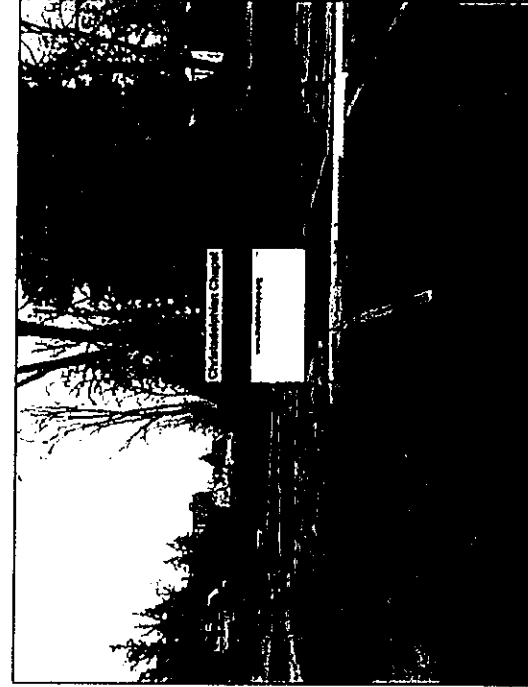
Christadelphian Chapel



www.thebiblehope.org



Existing



Proposed

For Reference Only, Not to Scale

This Document is owned by, and the information contained in it is proprietary to, Sure Light Sign Company. By receipt hereof, the holder agrees not to use the information, disclose it to any third party, nor reproduce this document without the prior written consent of Sure Light Sign Company. Holder also agrees to immediately return document upon request of Sure Light Sign Company.
 © Copyright 2010 by Sure Light Sign Company



1233 Shores Road, Egan, IL 60123-5542
 Phone: 815-714-9999 - Fax: 815-714-9996
 www.surelight.com

PROJECT:

**Chicago
 Christadelphian
 Chapel**

19-438 Highland Ave.
 Lemont, IL

CUSTOMER APPROVAL:

AUTHORIZED SIGNATURE

DATE

LANDLORD APPROVAL:

AUTHORIZED SIGNATURE

DATE

REPRESENTATIVE

Don Cunningham

AUTHORIZED SIGNATURE

DRAWN BY: Bill Marlow

DATE: 03.22.10

SCALE: NTS

SHEET #: 4 of 5

DESIGN ORDER #: 10-0224

FILE NAME: CCG10-0224

REVISIONS:

1 2010-03-22

2

3

4

5

6



Existing



Proposed



Existing



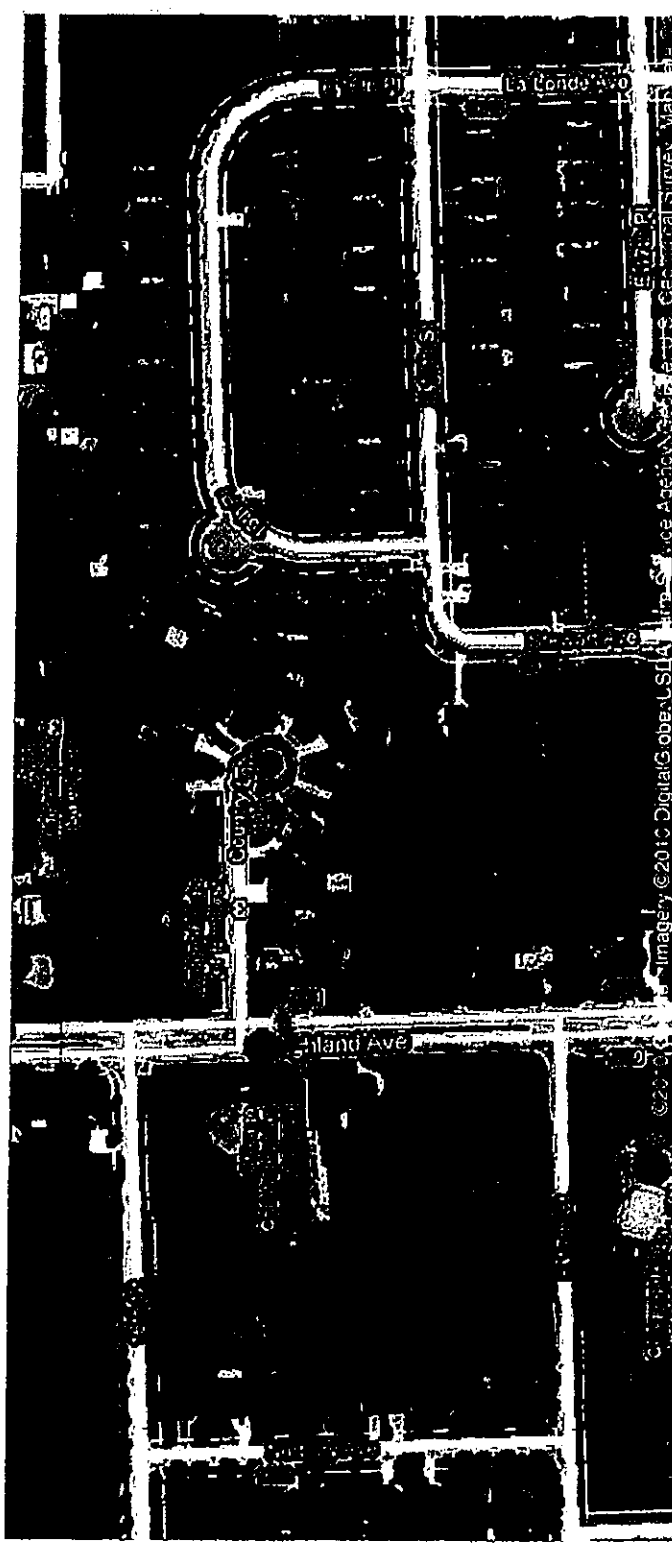
Proposed

For Reference Only, Not to Scale

This Document is owned by, and the information contained in it is proprietary to, Sure Light Sign Company. By receipt hereof the holder agrees not to use the information, disclose it to any third party, nor reproduce this document without the prior written consent of Sure Light Sign Company. Holder also agrees to immediately return document upon request of Sure Light Sign Company.
 © Copyright 2010 by Sure Light Sign Company

Google maps

To see all the details that are visible on the screen, use the "Print" link next to the map.



RESOLUTION NO. _____-11

**A RESOLUTION OF OBJECTION
TO A REQUEST FOR A CONDITIONAL USE FOR AN ELECTRONIC MESSAGE
BOARD SIGN AT 1S438 S. HIGHLAND AVE.,
IN UNINCORPORATED DU PAGE COUNTY**

WHEREAS, the Corporate Authorities of the Village of Lombard have been advised that DuPage County is considering a request for a conditional use for an electronic message board sign at 1S438 S. Highland Rd., DuPage County, Case Number Z10-098; and,

WHEREAS, the subject property is currently zoned R-4 Single Family Residence District as designated within the DuPage County Zoning Ordinance; and

WHEREAS, the subject property is located within one and one-half mile of the Village of Lombard's corporate limits and is therefore within the Village of Lombard's planning jurisdiction pursuant to 65 ILCS 5/7-4-1; and

WHEREAS, the property owner desires to erect a new electronic message board sign on the subject property; and

WHEREAS, the Corporate Authorities find that the petition is inconsistent with the established codes and ordinances of the Village of Lombard.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the DuPage County Board be and hereby is notified of the opposition of the Corporate Authorities of the Village of Lombard to the granting of the action requested in ZBA Case Z10-098.

Adopted this _____ day of _____, 2011.

Ayes: _____

Nayes: _____

Absent: _____

Resolution No. _____
DuPage County Case Z10-098
Page 2

Approved this _____, day of _____, 2011.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk