### VILLAGE OF LOMBARD REQUEST FOR BOARD OF TRUSTEES ACTION

For Inclusion on Board Agenda

x	Resolution or Ordinance (Blue) _ Recommendations of Boards, Cor Other Business (Pink)	Waiver of First Requested mmissions & Committees (Green)
TO:	PRESIDENT AND BOARD OF	TRUSTEES
FROM:	David A. Hulseberg, Village Man	ager deh
DATE:	February 22, 2011	(B of T) Date: March 3, 2011
TITLE:	DuPage County Case Z10-075: 1	8W511 E. Roosevelt Road
SUBMITTED BY:	Department of Community Devel	opment 🕰
Your Plan Commission mentioned DuPage Cosign at 18W511 E. Ro	ounty filing. This filing requests a	•
Fiscal Impact/Funding	g Source:	
Review (as necessary)	<b>):</b>	
Village Attorney X_		Date
Finance Director X		Date
Village Manager X	varial exclusion	Date 2-21-1(
	must be submitted to and approved prior to the Agenda Distribution.	l by the Village Manager's Office by 12:00 noon,

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#### **MEMORANDUM**

TO: David A. Hulseberg, Village Manager

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

**DATE:** March 3, 2011

SUBJECT: DuPage County Public Hearing Z10-075-Anwar

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 18W511 E. Roosevelt Rd. (DuPage Medical Plaza). 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 February 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 Z10-075, to be forwarded to the County Board before the subject case is presented before them.

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#### VILLAGE OF LOMBARD

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

March 3, 2011

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

William J. Mueller

Village President

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." Subject: DuPage County ZBA Case Z10-075-Anwar (18W511 E. Roosevelt Rd.)

Dear President and Trustees:

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

Christopher Stilling, Assistant Community Development Director, 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 18W511 E. Roosevelt Rd (DuPage Medical Plaza). 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 memo 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:

Re: DuPage Co. ZBA Case Z10-075-Anwar

March 3, 2011

Page 2

1. Pursuant to Lombard Sign Ordinance, a minimum of 500 feet of lot frontage is required for any parcel to be allowed to have an Automatic Changeable Copy sign. The subject property is located on a corner lot; however, staff finds that the existing lot has a total frontage of approximately 178 lineal feet. Therefore this provision would not be met.

- 2. The Village of Lombard Sign Ordinance restricts the overall area of a freestanding sign at this location to 50 square feet. The addition of the Automatic Changeable Copy sign to the existing freestanding sign would increase the overall area of the sign to over sixty-eight (68) square feet in area, exceeding what is allowed by the Village of Lombard Sign Ordinance.
- 3. The Village of Lombard Sign Ordinance states that changeable message boards shall not exceed two (2) feet in height, with the display screen not to exceed eighteen (18) inches in height. The proposed sign exceeds both these provisions.
- 4. 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. The proposed sign would be approximately 16 feet above grade.

In addition to the above mentioned provisions not being met, the Village of Lombard Sign Ordinance requires that any property seeking to have an Automatic Changeable Copy sign must have all other signs in compliance with the Sign Ordinance. Staff finds that the existing freestanding sign does not meet the following provisions:

- 1. The Village of Lombard Sign Ordinance requires freestanding signs to be setback a minimum of 75 feet from the centerline of the right-of-way. Based on the site plan submitted, it appears that the sign is setback approximately 55 feet.
- 2. The Village of Lombard Sign Ordinance prohibits any sign located within the 30' clear line of site area. Based on the site plan submitted, the existing sign is within the 30' clear line of site area.

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.

Re: DuPage Co. ZBA Case Z10-075-Anwar

March 3, 2011

Page 3

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 Z10-075-Anwar.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson Lombard Plan Commission

c. Lombard Plan Commission

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#### MEMORANDUM

TO:

LOMBARD PLAN COMMISSION

Donald Ryan, Plan Commission Chairperson

FROM:

Christopher Stilling, AICP

Assistant Director of Community Development

DATE:

February 21, 2011

**SUBJECT:** 

DuPage County Public Hearing Z10-075- Anwar (18W511 E. Roosevelt Rd.)

#### **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 18W511 E. Roosevelt Rd (DuPage Medical Plaza). 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 memo 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, a minimum of 500 feet of lot frontage is required for any parcel to be allowed to have an Automatic Changeable Copy sign. The subject

February 21, 2011 DuPage County ZBA Z10-075 Page 2

property is located on a corner lot; however, staff finds that the existing lot has a total frontage of approximately 178 lineal feet. Therefore this provision would not be met.

- 2. The Village of Lombard Sign Ordinance restricts the overall area of a freestanding sign at this location to 50 square feet. The addition of the Automatic Changeable Copy sign to the existing freestanding sign would increase the overall area of the sign to over sixty-eight (68) square feet in area, exceeding what is allowed by the Village of Lombard Sign Ordinance.
- 3. The Village of Lombard Sign Ordinance states that changeable message boards shall not exceed two (2) feet in height, with the display screen not to exceed eighteen (18) inches in height. The proposed sign exceeds both these provisions.
- 4. 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. The proposed sign would be approximately 16 feet above grade.

In addition to the above mentioned provisions not being met, the Village of Lombard Sign Ordinance requires that any property seeking to have an Automatic Changeable Copy sign must have all other signs in compliance with the Sign Ordinance. Staff finds that the existing freestanding sign does not meet the following provisions:

- 1. The Village of Lombard Sign Ordinance requires freestanding signs to be setback a minimum of 75 feet from the centerline of the right-of-way. Based on the site plan submitted, it appears that the sign is setback approximately 55 feet.
- 2. The Village of Lombard Sign Ordinance prohibits any sign located within the 30' clear line of site area. Based on the site plan submitted, the existing sign is within the 30' clear line of site area.

#### **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 Z10-075.



#### DU PAGE COUNTY ZONING BOARD OF APPEALS

JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD, WHEATON, ILLINOIS 60187/ 630-407-6700/630-407-6702 (fax)

#### Zoning Petition Z10-075 Anwar

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 February 16, 2011.

COMMENT SECTION:
: NO OBJECTION/CONCERNS WITH THE PETITION.
: NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL
INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION.
: I CAN NOT COMMENT AT THIS TIME. ADDITIONAL INFORMATION REQUIRED.
: I OBJECT/ HAVE CONCERNS WITH THE PETITION.
COMMENTS: See Cether
SIGNATURE: DATE: 7/16/11
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Louber

Ĺ	GENERAL ZONING CASI	E INFORMATION			
CASE #/PETITIONER	Z10-075 Anwar				
OWNER	Javed Anwar, 18W511 Roo	sevelt Rd., Lombard, IL 60148			
ADDRESS/LOCATION	18W511 Roosevelt Rd., Lo	mbard, IL 60148			
PUBLICATION DATE	Daily Herald:	February 2, 2011			
ZONING REQUEST	Conditional Use for a new I	Conditional Use for a new Electronic Message Center Sign. (Sec. 37-			
	1103)	Ţ ,			
PIN/TWSP./ COUNTY	06-21-104-023	York Township/District 2			
BOARD DIST.		1			
ZONING/LUP	B-1 Local Business	Local Commercial			
AREA/ UTILITIES	7,385 sq. ft. (.16 Acres)				
PUBLIC HEARING	February 17, 2011, 7:00 p.	m.			

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

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#### VILLAGE OF LOMBARD

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

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." February 14, 2011

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

RE: DuPage County Public Hearing Z10-075 - Anwar - Village of Lombard Comments

Dear Mr. Lauricella:

In anticipation of the upcoming public hearing regarding ZBA Case Z10-075 - Anwar, this letter serves as notice that the Village of Lombard objects to the conditional use for the property located at 18W511 E. Roosevelt 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:

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February 14, 2011

RE: ZBA Case Z10-075

Page 2

2. The Village of Lombard Sign Ordinance restricts the overall area of a freestanding sign at this location to 50 square feet. The addition of the Automatic Changeable Copy sign to the existing freestanding sign would increase the overall area of the sign to over sixty-eight (68) square feet in area, exceeding what is allowed by the Village of Lombard Sign Ordinance.

- 3. The Village of Lombard Sign Ordinance states that changeable message boards shall not exceed two (2) feet in height, with the display screen not to exceed eighteen (18) inches in height. The proposed sign exceeds both these provisions.
- 4. 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. The proposed sign would be approximately 16 feet above grade.

In addition to the above mentioned provisions not being met, the Village of Lombard Sign Ordinance requires that any property seeking to have an Automatic Changeable Copy sign must have all other signs in compliance with the Sign Ordinance. Staff finds that the existing freestanding sign does not meet the following provisions:

- 1. The Village of Lombard Sign Ordinance requires freestanding signs to be setback a minimum of 75 feet from the centerline of the right-of-way. Based on the site plan submitted, it appears that the sign is setback approximately 55 feet.
- 2. The Village of Lombard Sign Ordinance prohibits any sign located within the 30' clear line of site area. Based on the site plan submitted, the existing sign is within the 30' clear line of site area.

Staff will be presenting this case to the Village of Lombard Plan Commission at their regularly scheduled meeting on February 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

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## 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 Z10-075 Anwar

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

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

PETITIONER: Javed Anwar, 18W511 Roosevelt Rd., Lombard, IL 60148

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

ADDRESS OR GENERAL LOCATION: 18W511 Roosevelt Rd., Lombard, IL 60148

#### LEGAL DESCRIPTION:

LOT 1 AND THE EAST 5 FEET OF LOT 2 IN BLOCK 5 IN LASALLE REALTY COMPANY'S VILLA ROOSEVELT, BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 1929 AS DOCUMENT NO. 276750, 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.

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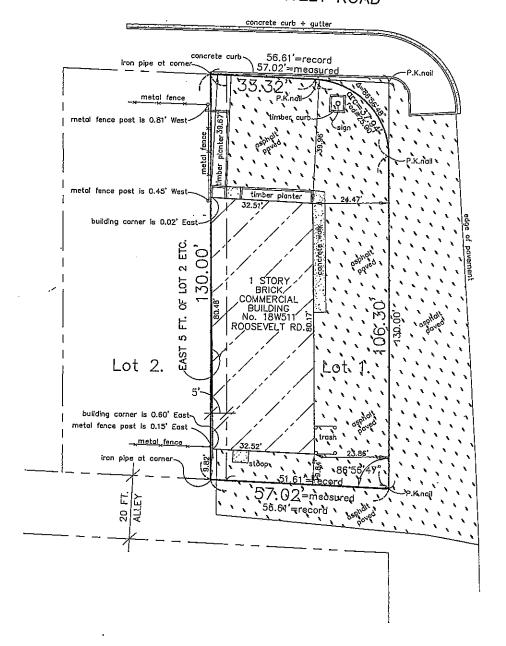
## Plat of Survey



LOT 1 AND THE EAST 5 FEET OF LOT 2 IN BLOCK 5 IN LASALLE REALTY COMPANY'S VILLA ROOSEVELT, BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 1929 AS DOCUMENT NO. 276750, IN DUPAGE COUNTY, ILLINOIS.

7283.75 Sq.ft.

#### ROOSEVELT ROAD



NOTES:

CHECK FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS, IF ANY, NOT SHOWN HEREON, SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, RESTRICTIONS, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

CHECK PROPERTY DESCRIPTION HEREON AGAINST DEED, SCALE HEREON MAY BE APPROXIMATE IN CERTAIN AREAS FOR CLARITY OR FROM REPRODUCTION IRREGULARITIES, DO NOT SCALE FROM PLAT. CONSULT WITH SURVEYOR PRIOR TO USING THIS PLAT FOR ANY CONSTRUCTION PURPOSES, COMPARE ALL INFORMATION SHOWN BEFORE USE. DO NOT ASSUME THAT PROPERTY CORNERS INDICATED REMAIN IN PLACE, SURVEY PLAT NOT VALID UNLESS EMBOSSED IMPRESSION OF SURVEYOR'S SEAL IS AFFIXED HEREON. SEAL IS AFFIXED HEREON

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. NOVEMBER 17,

M. DE CO. STATE OF CASE LIC. EXP.

PEGFESSIGNAL

EAND SUFFEYOR

State of Illinois

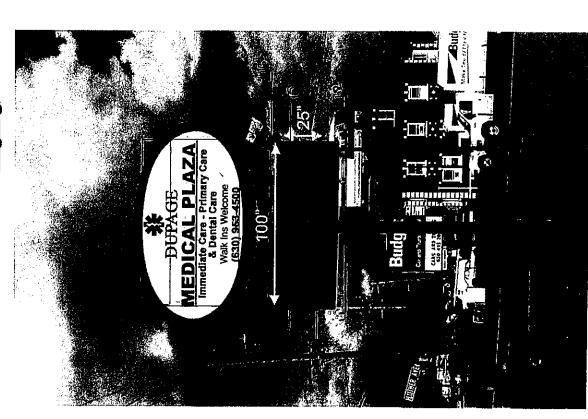
Josephul) ILLINOIS LAND SURVEYOR NO. 2476 11-30-2010

ORDERED BY: JAVED ANWAR ORDER NO: 091107

© COPYRIGHT 2009 JOSEPH M DE CRAENE

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# LED Messaging



SIGNATURE:

LANDLORD

TENANT

Module 20mm pitch led, Module size 12.5 x 12.5 Full color

Site Address Sign Type Physical Information	8	LED Messaging	Face Return Trim	
	Site Address		Face	formation

All sign and concepts shown here are confidential and are the property of Magic Sign Co. They are not to be distributed, copied or otherwise used without our written permission. Drawing #: Rev Date: Date: Drawn By: Nofos Client: Dupage Medical Plaza Sales: Approved: Scale:

COMPUTER GENERATED COLORS ARE NOT A TRUE

MATCH TO ANY PMS. VINYL OR PAINT.

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RESOLUTIO	ON NO.	-11

# A RESOLUTION OF OBJECTION TO A REQUEST FOR A CONDITIONAL USE FOR AN ELECTRONIC MESSAGE BOARD SIGN AT 18W511 E. ROOSEVELT ROAD, 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 18W511 E. Roosevelt Rd., DuPage County, Case Number Z10-075-Anwar; and,

WHEREAS, the subject property is currently zoned B-1 Local Business 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 Z10-075-Anwar.

Adopted thisday of	, 2011.
Ayes:	
Nayes:	
Absent:	

Resolution No.  DuPage County Case Z10-075-Any	var
Page 2	·
Approved this, day of	, 2011.
	William J. Mueller, Village President
ATTEST:	•
Brigitte O'Brien, Village Clerk	