

JUNE 16, 2014

Title

PC 14-14

Petitioner

Glenbard Township High School District 87
596 Crescent Blvd.
Glen Ellyn, IL 60137

Property Owner

Glenbard Township High School District 87
596 Crescent Blvd.
Glen Ellyn, IL 60137

Property Location

1041 S. Main St.
(06-18-402-002 and 06-18-402-004)

Zoning

CR Conservation Recreation

Existing Land Use

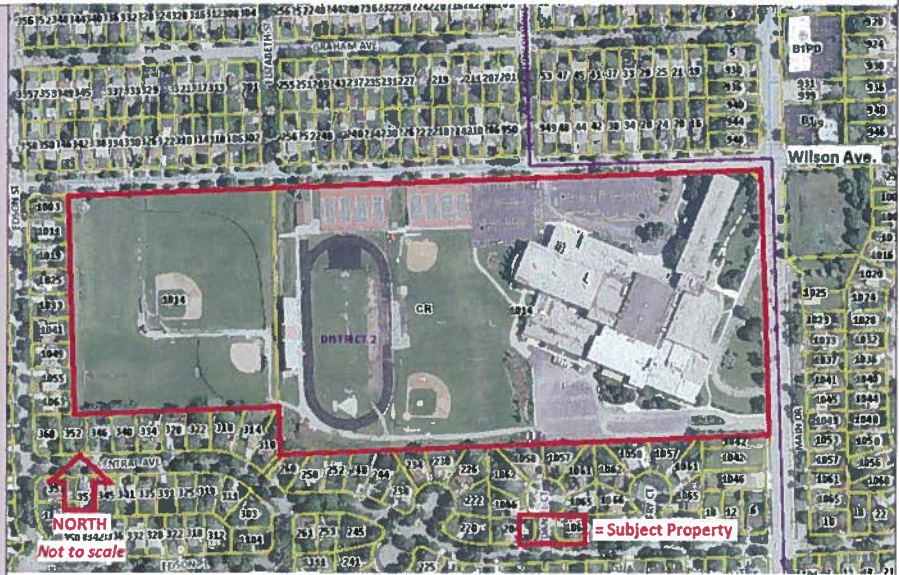
Public High School

Comprehensive Plan

Public & Institutional

Approval Sought

Signage deviations to replace a freestanding sign with a twenty-seven (27) square foot automatic changeable copy display area and setback ten (10) feet from the right-of-way where twenty-five (25) feet is required within the CR District.



LOCATION MAP

PROJECT DESCRIPTION

The petitioner, Glenbard Township High School District 87, is requesting a conditional use for a planned development and proposing to replace an existing, fifteen year old, approximately thirty-nine (39) square foot freestanding sign (including twenty-seven (27) square feet of which is an automatic changeable copy display area) with a new 37.5 square foot freestanding sign (including twenty-seven (27) 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 on the eastern side of the lot along Main Street.

APPROVAL(S) REQUIRED

The Village of Lombard Sign Ordinance regulates the size and location for freestanding signs within the CR Conservation Recreation 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 153.210 (E) to allow for the replacement of an existing twenty-seven (27) square foot automatic changeable reader board sign with a new twenty-seven (27) square foot automatic changeable reader board sign where nine (9) square feet is the maximum allowed; and

PROJECT STATS

Lot & Bulk

Parcel Size: approximately
36 acres
1,584,046
sq. ft.

Open Space appr. 19 acres
53%

Sign Setback

Main St. 25 feet

Street Frontage

Main St. appr. 800 feet

Wilson Ave. appr. 2,090 feet

Submittals

1. Petition for Public Hearing;
2. Response to Standards for Variations, Conditional Use, and Planned Development; and
3. Sign Elevations, prepared by DeSignGroup Signage Corp., dated April 15, 2014 and submitted May 30, 2014.

Prepared By

Tami Urish, Planner I

2. A deviation from Section 153.501 (B)(5)(f)(ii) to allow for a freestanding sign to be set back up to ten feet (10') from the public right-of-way where a minimum of twenty-five feet (25') is required.

EXISTING CONDITIONS

The subject property is bounded by residential districts with a small strip mall on property zoned B1 located northeast of the of the subject property. Access is granted onto Main Street via three (3) ingress/egress points on the east end of the site; and onto Wilson Avenue via three (3) ingress/egress points on the northeast end of the site. There are two parking lots: one located at the southeast corner provides access to Main Street and one located at the northeast corner provides access to Wilson 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:

As long as the location of the sign does not cause drainage issues, PES has no comment.

Public Works:

Public Works has no issues or concerns regarding the project.

Planning Services Division:

1. *Surrounding Zoning & Land Use Compatibility*

	Zoning Districts	Land Use
North	R2	Single-Family Detached Residential
South	R2	Single-Family Detached Residential
East	R2	Single-Family Detached Residential
West	R2	Single-Family Detached Residential

As schools in Conservation Recreation Zoning District are intended to provide open space uses and resources to serve the needs of the citizens of the Village of Lombard, the public high school use is consistent with the Zoning Map and existing land use of the surrounding properties.

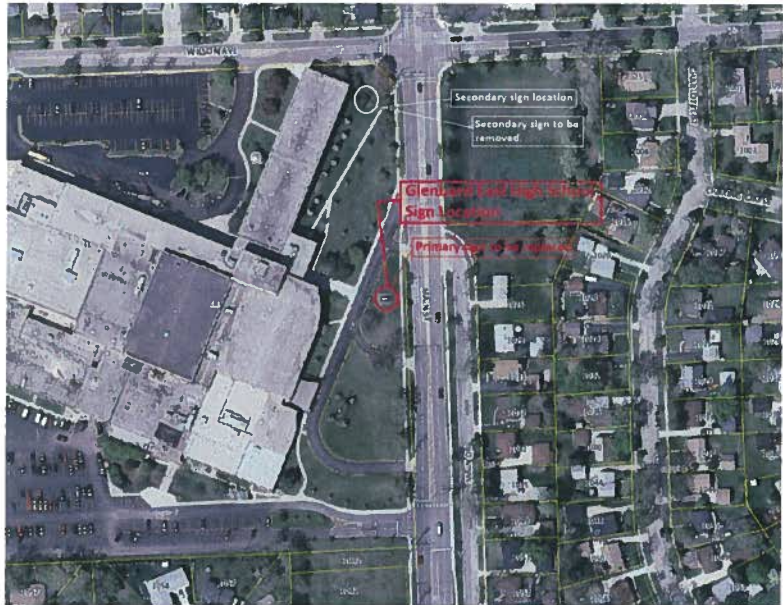
2. Comprehensive Plan Compatibility

The existing public high school use is consistent with the Comprehensive Plan’s recommendation of public and institutional uses for the site.

3. Zoning & Sign Ordinance Compatibility

The Planning Services Division notes that the request for the sign deviations is for the replacement of a fifteen (15) year old sign in both size and location. With the exception of the previously identified deviations, the proposed sign conforms to all other Village Zoning and Sign Ordinance regulations, including sign height and square footage.

- a. A deviation from Section 153.210 (E) to allow for a twenty-seven (27) 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 because the petitioner provides information regarding many events to the community and the maintenance of the existing sign is becoming costly, inconvenient and unattractive.

A second automatic changeable copy sign on Wilson Avenue is no longer in use and will be removed in summer 2014.

While there were cases prior to 2011 granting variations for automatic changeable copy displays taller than eighteen inches (18”) in height, there has been three (3) recent requests 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
PC 13-17	10/13/2013	155 S Main Street	13 square feet	Approval, 5-0	Approval, 6-0
PC 13-16	11/7/2013	1103-1177 & 150 E. Roosevelt Road	40 square feet	Approval, 6-0	Approval, 5-0

Staff can support the requested relief due to the consideration that the requested deviation is simply replacing an existing sign with new technology and is smaller than that supported by staff, the Plan Commission, and Village Board in the past instances. Analysis by staff likens this request to PC 13-16 in which the same size and location of the ACC sign was proposed, but the petitioner requested a full color sign. Like PC 13-16, the size and location of the ACC size will remain the same.

b. A deviation from Section 153.501 (B)(5)(f)(ii) to allow for a freestanding sign to be set back up to ten feet (10') from the public right-of-way where a minimum of twenty-five feet (25') is required.

If the sign were to be located per code, it would be placed within or very near the drive aisle. As a practical matter, such placement would not be appropriate as it would interfere with the access drive area and would not be centered within the island. The proposed sign is to be located in the same location as the existing sign on the eastern side of the lot along Main Street.

c. Conditional Use – Planned Development

Section 155.502 (D)(6) of the Zoning Ordinance encourages the use of planned developments that provide for a more efficient use of public grounds, buildings and other facilities. The proposed plan would consolidate many diverse functions and activities of Glenbard East High School in a unified development plan.

Staff is supportive of the planned development request as it establishes a framework for review and consideration of any other subsequent activities or structures that could be developed in the future. The creation of the planned development will also allow for additional community input through the public hearing process for future improvements to the site.

SITE HISTORY

PERMIT # 1999-0459: A permit was issued for the existing sign on May 10, 1999.

The site has no prior appearances before the Plan Commission, Zoning Board of Appeals, or Village Board of Trustees.

FINDINGS & RECOMMENDATIONS

Staff finds that the proposed sign is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, Zoning Ordinance, and Sign Ordinance.

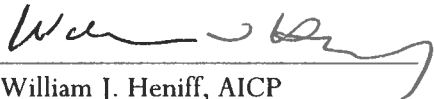
The Inter-Departmental Review Committee has reviewed the Standards for the conditional uses and for a planned development and requested signage and finds that the petition **complies** with the standards established by the Village of Lombard Zoning and Sign Ordinances, and that granting the planned development and the signage relief 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 14-14:

Based on the submitted petition, accompanying signage plans and the testimony presented, the proposed signage **complies** with the standards established by the Lombard Zoning and Sign Ordinances, and that granting the signage relief 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 14-14, subject to the following conditions:

1. The petitioner shall construct the sign in substantial conformance with the plans and elevations, prepared by DeSignGroup Signage Corp., dated April 15, 2014 and the relief shall be limited as follows:
 - a. A deviation from Section 153.210 (E) to allow for a twenty-seven (27) square foot automatic changeable copy sign to exceed the maximum permitted nine (9) square feet; and
 - b. A deviation from Section 153.501 (B)(5)(f)(ii) to allow for a 37.5 square foot freestanding sign to be setback ten (10) feet from Main Street when a sign shall be setback at least twenty-five (25) feet from the public right-of-way in the CR Zoning District.
2. 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.
3. The petitioner shall satisfactorily address all comments noted within the IDRC Report.
4. 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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PC 14-14: EXISITING CONDITIONS



Figure 1 - Primary sign to be replaced.



Figure 2 - Secondary sign to be removed.

PC 14-14: EXISTING CONDITIONS

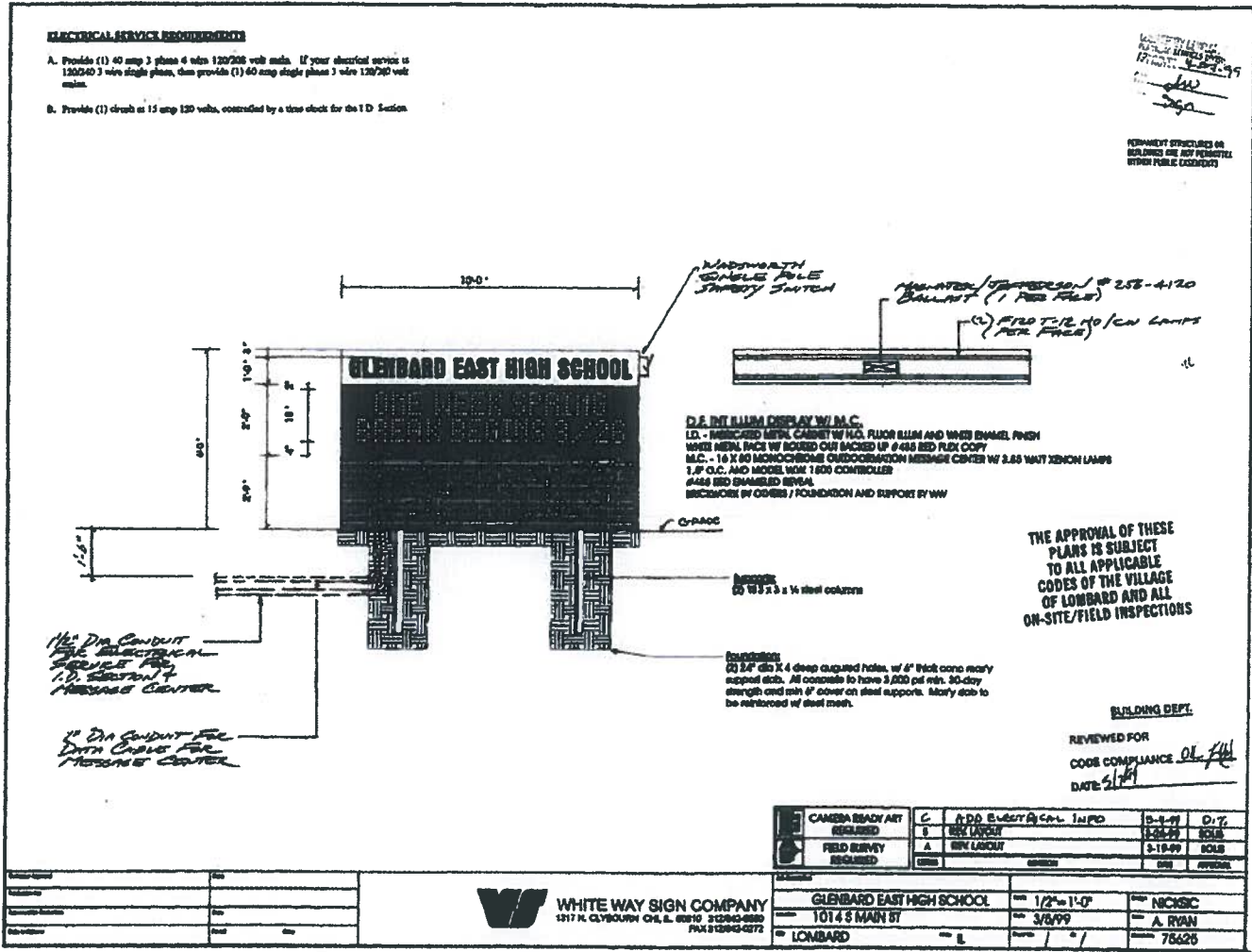


Figure 3 - Permit for existing sign

IX. STANDARDS FOR PLANNED DEVELOPMENTS

The following is an excerpt from the Lombard Zoning Ordinance. A detailed response to all of these standards should be provided for all requests for Planned Developments.

SECTION 155.508 (A) (B) (C) OF THE LOMBARD ZONING ORDINANCE

Except as provided below, no planned development shall be approved unless the Village Plan Commission and the Village Board find that the development meets the standards for conditional uses, and the standards set forth in this Section. Notwithstanding the foregoing, the Village Board may approve a planned development which does not comply with these standards or with the standards for conditional use, if the Board finds that the application of such standards, to the development being considered, would not be in the public interest.

A. General Standards

1. Except as modified by and approved in the final development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.

Schools, Public, Full-Time: Elementary, Middle and High are listed as a permitted use within the CR Conservation Recreation District; therefore the use is consistent with the underlying zoning district. The existing site improvements located on the proposed planned development site either complies with all current regulations of the underlying zoning district or were once legally established and are now considered legal non-conforming.

2. Community sanitary sewage and potable water facilities connected to a central system are provided.

Sanitary sewage and potable water is already provided on site.

3. The dominant use in the proposed planned development is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site.

The Comprehensive Plan recommends Public and Institutional uses for the subject properties. As the existing use is a public institutional facility, the dominant use of the property is consistent with the recommendations of the Comprehensive Plan.

4. That the proposed planned development is in the public interest and is consistent with the purposes of this Zoning Ordinance.

The subject properties are improved with a public institution (high school) and their ancillary facilities. Schools, Public, Full-Time: Elementary, Middle and High

are listed as a permitted use in the underlying zoning district and are therefore consistent with the purposes of the Zoning Ordinance.

5. That the streets have been designed to avoid:
 - a. Inconvenient or unsafe access to the planned development;
There are currently five (5) vehicular access points located on the subject properties with no known plans for any additional access points. The existing access points have proven to be sufficient in convenience and safety over the course of their existence.
 - b. Traffic congestion in the streets which adjoin the planned development;
There are currently no known outstanding traffic congestion issues on any adjoining streets.
 - c. An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned development.
As a school, the proposed planned development is considered a public facility and does not impose an excessive burden on any other adjacent parks, recreation areas, and other public facilities.

B. Standards for Planned Developments with Use Exceptions

The ordinance approving the Final Development Plan for the planned development may provide for uses in the planned development not allowed in the underlying district, provided the following conditions are met:

1. Proposed use exceptions enhance the quality of the planned development and are compatible with the primary uses
2. Proposed use exceptions are not of a nature, nor are located, so as to create a detrimental influence in the surrounding properties
3. Proposed use exceptions shall not represent more than 40% of the site area or more than 40% of the total floor area, whichever is less. However, in a residential planned development area no more than 10% of the site area or the total floor area shall be devoted to commercial use; furthermore, no industrial use shall be permitted.

The above Section B. is not applicable to the project.

C. Standards for Planned Developments with Other Exceptions

The Village Board may approve planned developments which do not comply with the requirements of the underlying district regulations governing lot area, lot width, bulk regulations, parking and sign regulations, or which require modification of the subdivision design standards when such approval is necessary to achieve the objectives of

the proposed planned development, but only when the Board finds such exceptions are consistent with the following standards:

1. Any reduction in the requirements of this Ordinance is in the public interest.

The deviation for the size of the automatic changeable copy portion and location of the replacement sign is intended to convey many different messages to the community and is in the public interest.

2. The proposed exceptions would not adversely impact the value or use of any other property.

The deviation for the size of the automatic changeable copy portion and location of the replacement sign will not adversely impact the value or use of any other property because the size and location has already been in place for over fifteen (15) years.

3. That such exceptions are solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned development as well as those of the surrounding properties.

The deviation for the size of the automatic changeable copy portion and location of the replacement sign conveys many different messages to the community and is intended to benefit the residents of Lombard by keeping all informed of the various notices, activities and opportunities available.

4. That the overall floor area of the planned development shall not exceed by more than 40% the maximum floor area permitted for the individual uses in each applicable district

The subject property was constructed over fifty years ago and would have met this provision as stipulated at that time for the zoning district it occupies, CR-Conservation and Recreation.

5. That in residential planned developments the maximum number of dwelling units allowed shall not exceed by more than 40% the number of dwelling units permitted in the underlying district

There are no dwelling units on the property.

6. That all buildings are located within the planned development in such a way as to dissipate any adverse impact on adjoining buildings and shall not invade the privacy of the occupants of such buildings and shall conform to the following:

- a. The front, side or rear yard setbacks on the perimeter of the development shall not be less than that required in the abutting zoning district(s) or the zoning district underlying the subject site, whichever is greater.

The subject property is in compliance with the setback provisions of the zoning district it occupies, CR- Conservation and Recreation and the abutting zoning district of R2-Single Family Residential with the exception of the northeast corner of the existing building. At the time the building was constructed over fifty years ago the provisions most likely have changed in the interim.

- b. All transitional yards and transitional landscape yards of the underlying zoning district are complied with.

The subject property is in compliance with the provisions of the zoning district it occupies, CR- Conservation and Recreation.

- c. If required transitional yards and transitional landscape yards are not adequate to protect the privacy and enjoyment of property adjacent to the development, the Plan Commission shall recommend either or both of the following requirements:

- 1) All structures located on the perimeter of the planned development must set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses;
- 2) All structures located along the entire perimeter of the planned development must be permanently screened with sight-proof screening in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses.

7. That the area of open space provided in a planned development shall be at least 25% more than that required in the underlying zone district.

The subject property has approximately 53% open space.

XI. STANDARDS FOR VARIATIONS

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards should be provided for all variations of the Lombard Zoning Ordinance and Lombard Sign Ordinance.

SECTION 155.103.C.7 OF THE LOMBARD ZONING ORDINANCE:

The regulations of this ordinance shall not be varied unless findings based on the evidence presented are made in each specific case that affirms each of the following standards:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.

The physical surroundings of the property do not present a mere inconvenience. The desire to place the sign in a visible location with separation from landscaping and centered on the green space island in the same location is important to maintain existing conditions and the expectation to easily inform the public about information regarding the school.

2. The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification.

The conditions of the property are unique because of the particular design principles associated with a school. The desire to maintain the sign in a visible location with separation from landscaping and centered on the green space island in the same location is important due to the expectation to easily inform the public about information regarding the school.

3. The purpose of the variation is not based primarily upon a desire to increase financial gain.

There is no financial gain sought concerning this project.

4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.

No person has created a difficulty or hardship that presently has an interest in the property. The original permit issued in 1999 for a sign with corresponding dimensions and the existing location was approved regarding size and setback provisions.

5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

The proposed sign is an exact replacement to an existing sign that has been in place for over fifteen years. The messages on the sign are controlled by school staff and will not be used in such a way to disrupt the vision of motorists on Main Street or disturb the occupants of the homes along Main Drive across the street from the sign location.

6. The granting of the variation will not alter the essential character of the neighborhood; and,

The essential character of the neighborhood will not be altered. The proposed sign is an exact replacement to an existing sign that has been in place for over fifteen years at the same location with updated technology and architectural features.

7. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The new sign will not impact the above listed concerns due to the fact it is an exact replacement in dimensions and placement to the existing sign that has been in place for over fifteen years.

VII. STANDARDS FOR CONDITIONAL USES

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards should be provided for all conditional uses of the Lombard Zoning Ordinance.

SECTION 155.103 (F)(8) OF THE LOMBARD ZONING ORDINANCE:

No conditional use shall be recommended by the Plan Commission unless it finds:

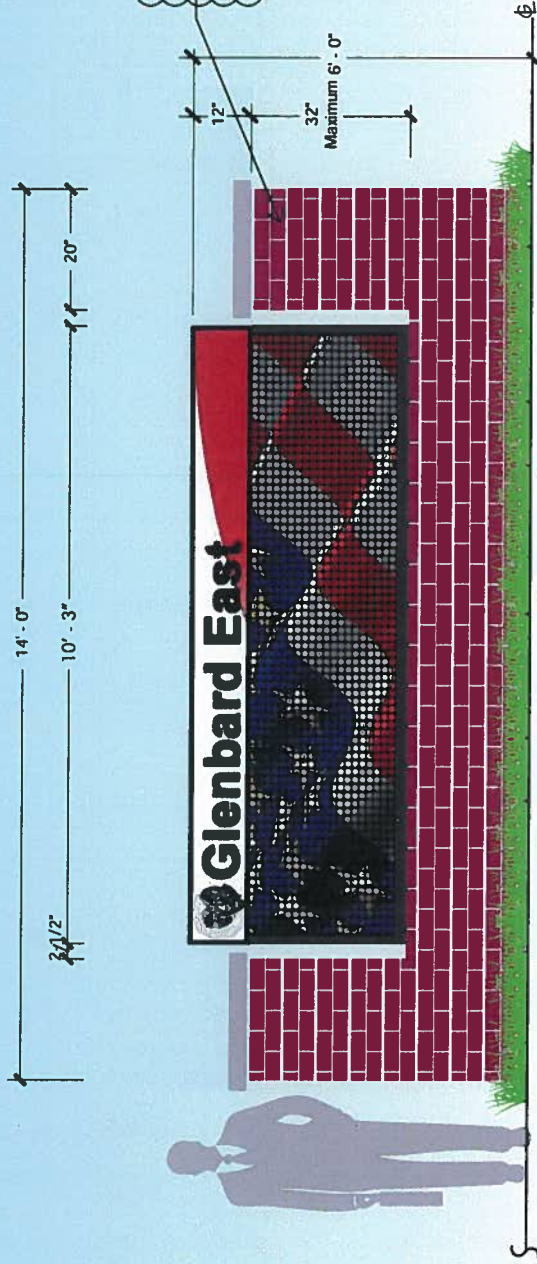
1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare; ***The essential character of the neighborhood and site will not be altered. The proposed sign is an exact replacement to an existing sign that has been in place for over fifteen years at the same location with updated technology and architectural features.***
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; ***The proposed sign is an exact replacement to an existing sign that has been in place for over fifteen years. The messages on the sign are controlled by school staff and will not be used in such a way to disrupt the vision of motorists on Main Street or disturb the occupants of the homes along Main Drive across the street from the sign location.***
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; ***The conditional use will not impede the normal and orderly development. The request is for a new sign to replace an existing sign.***
4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided; ***Adequate public utilities, access roads, drainage and/or necessary facilities have been provided and are not part of this petition.***
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; ***Ingress and egress is not proposed to change.***
6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and, ***The Comprehensive Plan recommends Public and Institutional uses for the subject properties. As the existing use is a public institutional facility, the dominant use of the property is consistent with the recommendations of 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.

Schools, Public, Full-Time: Elementary, Middle and High are listed as a permitted use within the CR Conservation Recreation District; therefore the use is consistent with the underlying zoning district. The existing site improvements located on the proposed planned development site either complies with all current regulations of the underlying zoning district or were once legally established and are now considered legal non-conforming.

98.33 Sq. Ft.

Cabinet Painted Black



ELEVATION VIEW
Scale - 1/2" = 1'

DESCRIPTION

- One (1) Double Faced Monument Sign
- Qty: 2 Watchfire Slim LED Digital Displays
- Qty: 1 Double Sided Illuminated Sign Cabinet
- Polycarbonate Faces With Digitally Printed Translucent Graphics
- Steel Posts and Framing by Others

Northwest Contractors, Inc.
2014 Capital Improvement At Four HS Campuses
Glenbard THSD 87
LEGAT Project No: 214027.00 NCI Job No: 1409
Submittal No. 10 14 00 - Shop Drawing 001
Date 4.18.14

120 Volts/ 10A (Per Side)
for Watchfire Display
120 Volts/ 20A
for Top Cabinet

Approved:

Date:



2135 S. Frontage Rd.
Des Plaines, IL 60018
847-390-0350 - Fax 847-390-9231
sgorntson@designgroupcorp.com

These plans are exclusive property of DeSignGroup Signage Corp. and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration to purchase these plans or to purchase from DeSignGroup Signage Corp. a sign manufactured according to these plans. Distribution or exhibition of these plans to construct a sign similar to the one herein is strictly forbidden. In the event that such exhibition occurs, DeSignGroup Signage Corp. expects to be reimbursed \$500.00 in compensation for time and effort entailed in creating these plans.

Job # 5268
Glenbard East
High School

Drawn By: SG
Checked By:

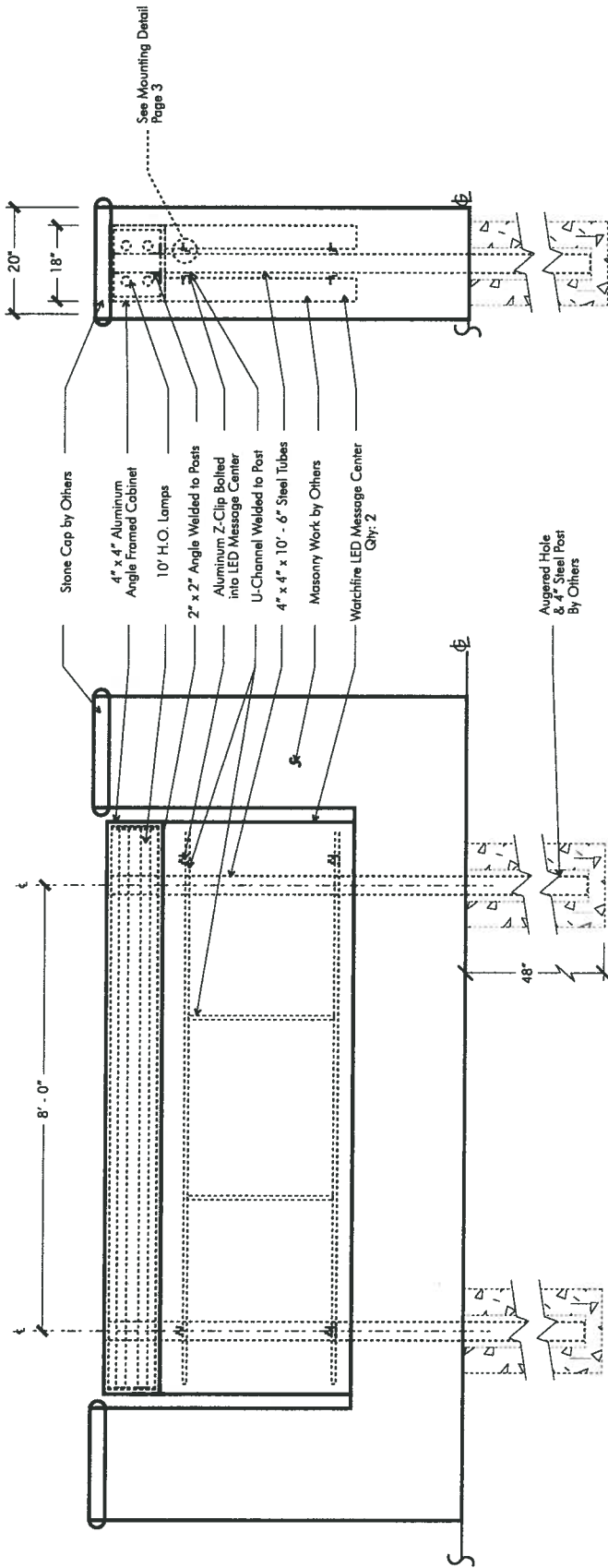
Page 1 of 3

Name: SG
Date: April 14, 2014

Notes:
Initial Sign Drawing



98.33 Sq. Ft.



ELEVATION VIEW
Scale - 1/2" = 1'

END VIEW
Scale - 1/2" = 1'

NOTE
Signage to be Installed
Before Masonry Work

DESCRIPTION

- One (1) Double Faced Monument Sign
- Qty: 2 Watchfire Slim LED Digital Displays
- Qty: 1 Double Sided Illuminated Sign Cabinet
- Polycarbonate Faces With Digitally Printed Translucent Graphics
- Steel Posts, U-Channel, Z-Clips Supplied by DGSC (Furnish Only)

120 Volts/10A (Per Side)
for Watchfire Display
120 Volts/20A
for Top Cabinet

Approved:

Date:



2135 S. Frontage Rd.
Des Plaines, IL 60018
847.390.0350 - Fax 847.390.9231
sgnmatson@designgroupcorp.com

These plans are exclusive property of DeSignGroup Signage Corp. and are the result of the original work of its employees. They are hereby made available to you for your information of whether to purchase these plans or to purchase from DeSignGroup Signage Corp. a sign constructed in accordance with these plans. Distribution or publication of these plans to construct a sign similar to the one herein is strictly forbidden. In the event that such exhibition occurs, DeSignGroup Signage Corp. expects to be reimbursed \$500.00 in compensation for time and effort entailed in creating these plans.

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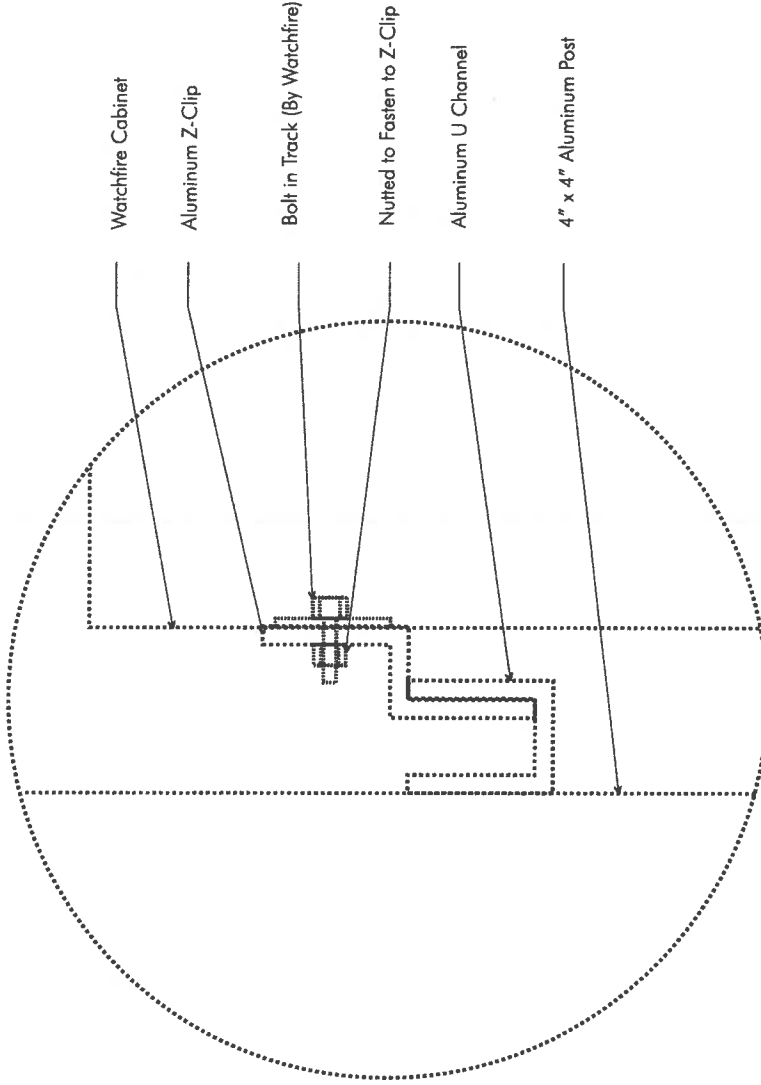
Name: SG
Date: April 14, 2014
Notes: Initial Sign Drawing



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for Watchfire Display
120 Volts/20A
for Top Cabinet



Approved:

Date:



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sgarnelson@designgroup.com

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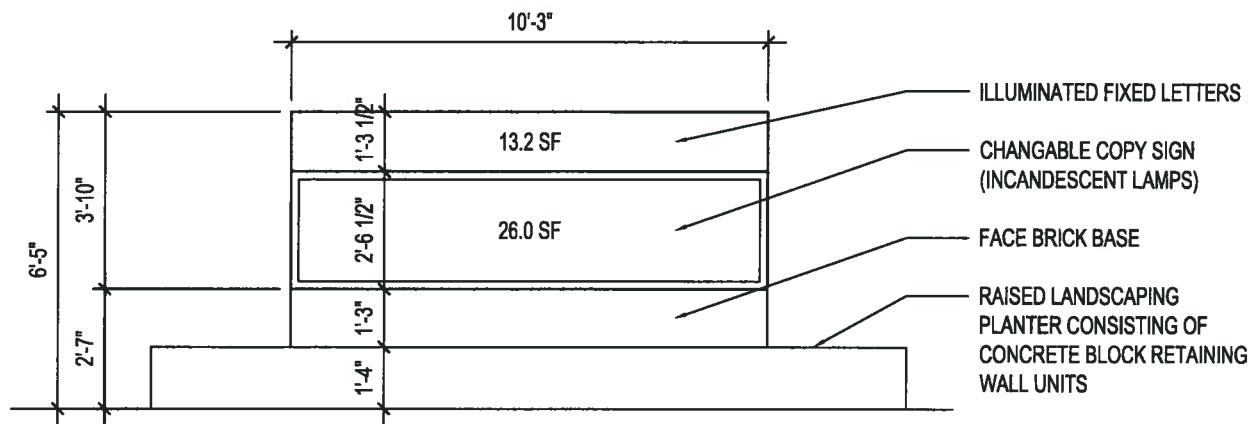
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Glenbard East
Hlgb School

Drawn By: SG
Checked By:
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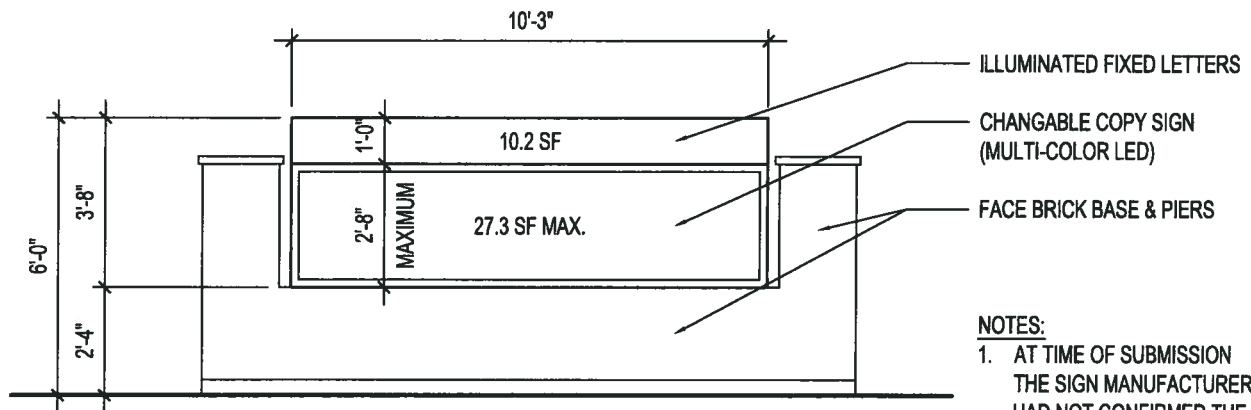
Name: SG
Date: April 14, 2014

Notes:
Initial Sign Drawing



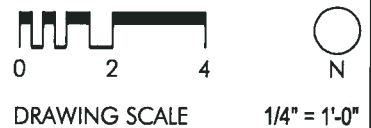


A EXISTING CHANGABLE COPY SIGN



B PROPOSED CHANGABLE COPY SIGN

- NOTES:**
1. AT TIME OF SUBMISSION THE SIGN MANUFACTURER HAD NOT CONFIRMED THE PROPOSED HEIGHT OF THE CHANGABLE COPY SIGN.



LEGATARCHITECTS
 sustainability performance design
 2015 Spring Road, Suite 175
 Oak Brook, Illinois 60523
 P. 630.990.3535 F. 630.990.3541
 www.legat.com

GLENBARD T.H.S.D. 87 - GLENBARD EAST H.S.
 1014 SOUTH MAIN STREET, LOMBARD IL
 PROPOSED REPLACEMENT OF CHANGABLE COPY
 SIGNAGE

PROJECT NO 214027.00
 DATE OF ISSUE 05.30.14

ASK-06