

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

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

 X

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: August 1, 2006 (B of T) Date: August 17, 2006

TITLE: ZBA 06-10: 455 Eisenhower Lane

SUBMITTED BY: Department of Community Development *WTL*

BACKGROUND/POLICY IMPLICATIONS:

The Zoning Board of Appeals transmits for your consideration its recommendation relative to the above-mentioned petition. This petition requests approval of the following actions on the subject property within the I Limited Industrial District:

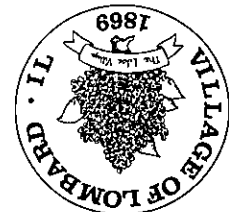
1. A variation from Section 153.507 (B) (5) (b) to allow a 60-square foot sign where a maximum area of 30 square feet is permitted;
 2. A variation from Section 153.507 (B) (5) (c) to allow a 7.3-foot high sign where a maximum height of 6 feet is permitted; and
 3. A variation from Section 153.507 (B) (5) (f) to allow a 5-foot setback from the property line where a minimum 10-foot setback is required.
- (DISTRICT #3)

The Zoning Board of Appeals recommended approval of this petition with one condition.
Staff is requesting a waiver of first reading.

Fiscal Impact/Funding Source:
Review (as necessary):

Village Attorney X	_____	Date	_____
Finance Director X	_____	Date	_____
Village Manager X	<i>M. T. Lichter</i>	Date	<i>8/1/06</i>

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: William T. Lichter, Village Manager
FROM: David A. Hulseberg, AICP, Assistant Village Manager/Director of Community Development
DATE: August 17, 2006

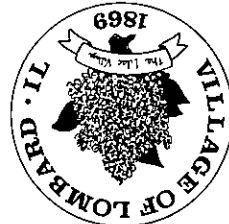
SUBJECT: ZBA 06-10: 455 Eisenhower Lane

Attached please find the following items for Village Board consideration as part of the August 17, 2006 Village Board meeting:

1. Zoning Board of Appeals referral letter;
2. IDRC report for ZBA 06-10;
3. An Ordinance granting approval of the requested sign variations; and
4. Plans associated with the petition.

In order to allow the petitioner to proceed with the installation of the proposed sign in a timely manner, staff recommends that the Village Board waive a first reading of the aforementioned Ordinance.

Please contact me if you have any questions regarding the aforementioned materials.



VILLAGE OF LOMBARD

255 E. Wilson Avenue
Lombard, IL 60148-3926
(630) 620-5700 FAX: (630) 620-8222
TDD: (630) 620-5812
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Village President
William J. Mueller

Village Clerk
Brigitte O'Brien

Trustees
Greg Alan Gron, Dist. 1
Richard J. Tross, Dist. 2
John "Jack" T. O'Brien, Dist. 3
Steven D. Sebby, Dist. 4
Kenneth M. Florey, Dist. 5
Rick Soderstrom, Dist. 6

August 17, 2006

Mr. William J. Mueller

Village President, and

Board of Trustees

Village of Lombard

Subject: ZBA 06-10; 455 Eisenhower Lane

Dear President and Trustees:

Your Zoning Board of Appeals submits for your consideration its recommendation on the above referenced petition. The petitioner requests approval of the following actions on the subject property within the I Limited Industrial District:

1. A variation from Section 153.507 (B) (5) (b) to allow a 60-square foot sign where a maximum area of 30 square feet is permitted;
2. A variation from Section 153.507 (B) (5) (c) to allow a 7.3-foot high sign where a maximum height of 6 feet is permitted; and
3. A variation from Section 153.507 (B) (5) (f) to allow a 5-foot setback from the property line where a minimum 10-foot setback is required.

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business 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."

The Zoning Board of Appeals conducted a public hearing on June 28, 2006. John Streetz of Doyle Signs, 232 Interstate Road, Addison, presented the petition. Mr. Streetz stated that the subject property is a unique multi-tenant building within the industrial district. He noted that multi-tenant properties within the various business districts are allowed significantly more signage. He described the proposed sign and indicated that the new sign will be much more aesthetically pleasing than the sign it is to replace.

Chairperson Defalco then opened the meeting for public comment. There was no one present to speak for or against the petition.

Chairperson Defalco then requested the staff report.

Jennifer Backensto, Planner II, presented the staff report. The petitioner is requesting variations for height, area, and location for a proposed freestanding sign for York Brook Park. The proposed sign, to be located at the southeast corner of

Finley and Eisenhower Lane, will replace the existing York Brook Park sign at the northeast corner. The Village has previously issued permits for identification signs in the same general location as the proposed sign, several of which exceeded the current code limits with regard to sign area and height.

Staff can support the requested variations for sign area and sign height. The proposed non-illuminated sign will be surrounded with landscape plantings and will be located outside of the clear line of sight area, unlike the sign it will be replacing. The new sign location will significantly improve the visibility of surrounding properties as well as the park itself.

Shopping center identification signs, which are permitted for multi-tenant properties in the B3 and B4 Districts, are allowed up to 150 square feet with a maximum height of 35 feet. Examples of these signs include Yorktown Center and Fountain Square. However, there is no comparable sign classification for multi-tenant properties within the I Limited Industrial District.

Furthermore, the Village has previously granted a variation request of this type. In 2001, the Village reviewed a similar case wherein the nearby Oak Creek business park was granted

approval for a 100-square foot, 6.3-foot high sign. As Oak Creek and York Brook Park are the only consolidated industrial parks within the Village, the requested relief would not be generally applicable and would not set a precedent for individual industrial properties.

Chairperson Defalco then opened the meeting for discussion by the Board Members. He summarized the petition, stating that they would be taking down an existing sign within a clear line of sight area. He noted that there had been a previous permit for a 120-square foot sign, and the petitioner is now asking for a 60-square foot sign that is 7.3 feet in height with a 5-foot setback.

Mrs. Newman asked about the setback from the street. Ms. Backensto referred to the site plans and stated that the sign would be 5 feet from the property line, and the property line is set back further from the street. The overall setback from the curb would be greater than 10 feet, and there is no sidewalk along Finley adjacent to the subject property.

Mr. Bedard asked about the existing setback, and the ZBA members discussed the details of the submitted site plan.

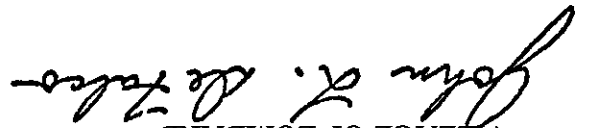
Mr. Young stated that graphic on the submitted plans was a bit misleading, making the sign appear closer to the street than it actually would be.

After due consideration of the submitted petition and the testimony presented, the Zoning Board of Appeals, by a roll call vote of 6-0, submits this petition to the Corporate Authorities with a recommendation of approval for the requested variation.

Re: ZBA 06-10
August 17, 2006
Page 3

Respectfully,

VILLAGE OF LOMBARD



John DeFalco

Chairperson

Zoning Board of Appeals

att-

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**VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Zoning Board of Appeals
FROM: Department of Community Development
PREPARED BY: Jennifer Backensto, AICP Planner II
HEARING DATE: June 28, 2006

TITLE

ZBA 06-10; 455 Eisenhower Lane: The petitioner requests approval of the following actions on the subject property within the I Limited Industrial District:

1. A variation from Section 153.507 (B) (5) (b) to allow a 60-square foot sign where a maximum area of 30 square feet is permitted;
2. A variation from Section 153.507 (B) (5) (c) to allow a 7.3-foot high sign where a maximum height of 6 feet is permitted; and
3. A variation from Section 153.507 (B) (5) (f) to allow a 5-foot setback from the property line where a minimum 10-foot setback is required.

GENERAL INFORMATION

Petitioner:

Doyle Signs, Inc.
232 W. Interstate Road
Addison, IL 60101

Property Owner:

Realty Associates Fund VII, LP
407 Eisenhower Lane North
Lombard, IL 60148

PROPERTY INFORMATION

Existing Zoning:

I Limited Industrial District

Existing Land Use:

Industrial office building

Size of Property:

Approximately 2 acres

Surrounding Zoning and Land Use

North: I Limited Industrial District; developed as Single Family Residences
South: I Limited Industrial District; developed as Single Family Residences
East: I Limited Industrial District; developed as Single Family Residences
West: R5 General Residence District; developed as Beacon Hill

ANALYSIS

SUBMITTALS

This report is based on the following documents, which were filed with the Department of Community Development on May 5, 2006.

1. Petition for Public Hearing
2. Response to the Standards for Variation
3. Plat of Survey, prepared by Edward J. Molloy & Associates, Ltd., dated September 6, 2005 and last revised September 19, 2005.
4. Proposed sign drawings, prepared by Doyle Signs, dated October 19, 2005 and last revised May 3, 2006.

DESCRIPTION

The petitioner is requesting variations for height, area, and location for a proposed freestanding sign for York Brook Park. The proposed sign, to be located at the southeast corner of Finley and Eisenhower Lane, will replace the existing York Brook Park sign at the northeast corner.

INTER-DEPARTMENTAL REVIEW COMMENTS

Fire and Building

Fire and Building have no comments on this petition.

Public Works Engineering

Public Works has no comments on this petition.

Private Engineering

The Private Engineering Services Division has no comments on this petition.

Planning

Background

In 1971, the Village issued a permit for a 120-square foot, 19.5-foot tall freestanding sign in the same general location as the proposed sign, but it is unclear as to whether or not this sign was ever erected. The existing York Brook Park sign at the northeast corner of Finley and Eisenhower is approximately 10.2 feet tall and 55 square feet. The table below summarizes past, present, and proposed signs for the park.

	Permitted in I District	1971 permit	Existing	Proposed
Sign Area	30 sq. ft.	120 sq. ft.	55 sq. ft.	60 sq. ft.
Sign Height	6 feet	19.5 feet	10.2 feet	7.3 feet

Staff can support the requested variations for sign area and sign height. The proposed non-illuminated sign will be surrounded with landscape plantings and will be located outside of the clear line of sight area, unlike the sign it will be replacing. The new sign location will significantly improve the visibility of surrounding properties as well as the park itself.

Shopping center identification signs, which are permitted for multi-tenant properties in the B3 and B4 Districts, are allowed up to 150 square feet with a maximum height of 35 feet. Examples of these signs include Yorktown Center and Fountain Square. However, there is no comparable sign classification for multi-tenant properties within the I Limited Industrial District.

Furthermore, the Village has previously granted a variation request of this type. In 2001, the Village reviewed a similar case wherein the nearby Oak Creek business park was granted approval for a 100-square foot, 6.3-foot high sign (SPA 01-06). As Oak Creek and York Brook Park are the only consolidated industrial parks within the Village, the requested relief would not be generally applicable and would not set a precedent for individual industrial properties.

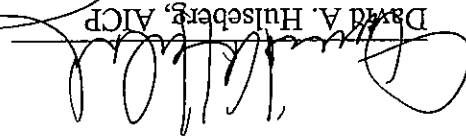
FINDINGS AND RECOMMENDATIONS

The Department of Community Development has determined that the information presented has affirmed the Standards for Variations for the requested variation. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Zoning Board of Appeals make the following motion recommending approval of the variation:

Based on the submitted petition and the testimony presented, the requested variation **complies** with the Standards required for a variation by the Lombard Zoning Ordinance; and, therefore, I move that the Zoning Board of Appeals accept the findings on the Inter-Departmental Review Committee as the findings of the Zoning Board of Appeals and recommend to the Corporate Authorities **approval** of ZBA 06-10, subject to the following condition:

1. The petitioner shall develop the site in accordance with the plans prepared by Doyle Signs, dated October 19, 2005 and last revised May 3, 2006, submitted as part of this petition.

Inter-Departmental Review Group Report Approved By:


David A. Hulseberg, AICP
Director of Community Development

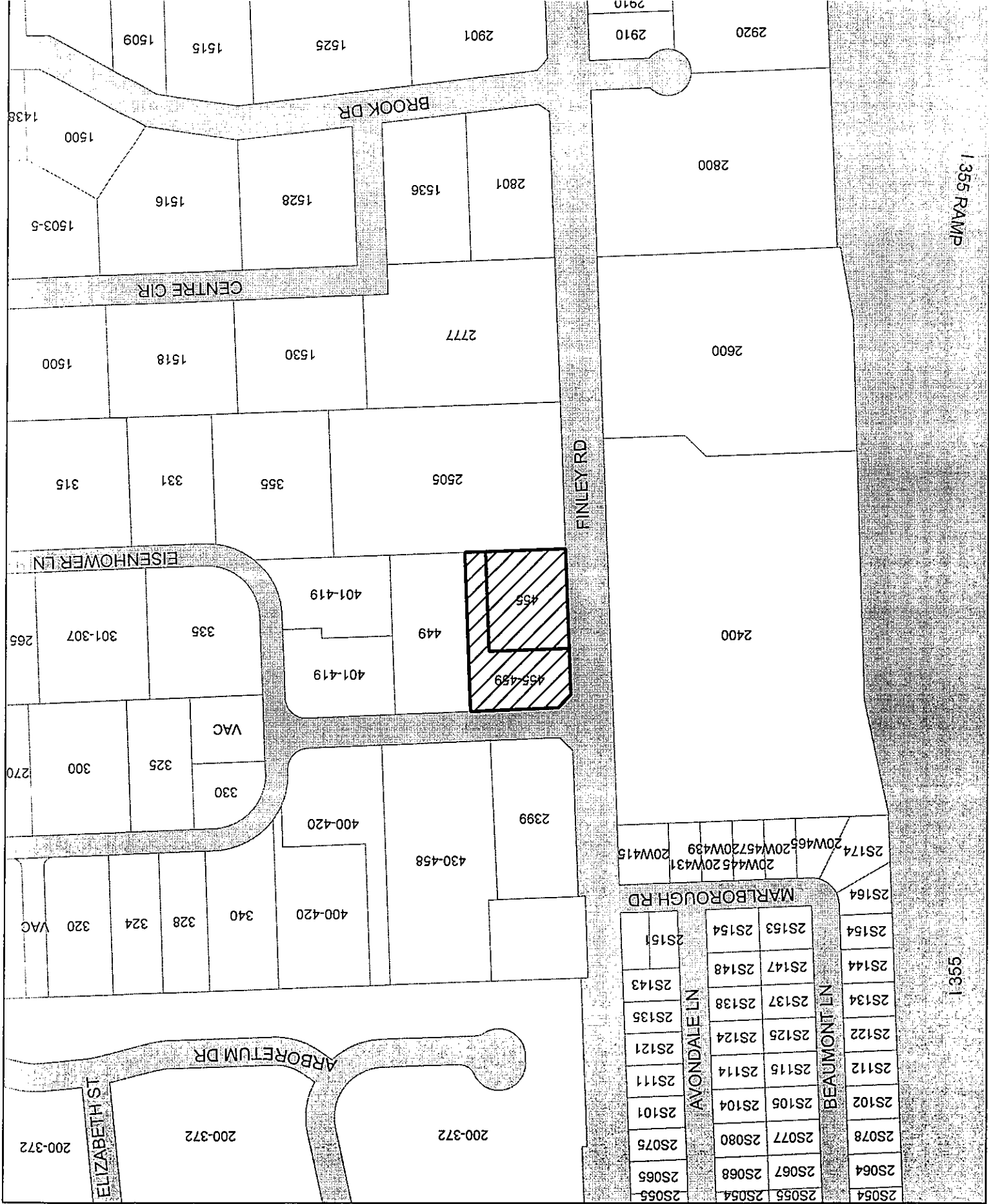
DAH:JB

att-
c: Petitioner

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Location Map

ZBA 06-10



Cc: file

Doyle Signs, Inc.

Lisa Neal

Lisa Neal
Sincerely,

- The current sign ordinance will only allow a sign with a maximum of 30 square feet. The current tenant feels that a sign of this size will be overlooked in a business park of this size. The sign will ensure travelers and visitors correct admittance to the proper location for their specific reasons.
- This specific location will serve as a main entrance to the business park and will help to relieve the flow of traffic to travelers who are unsure of the exact location of their specific destination.
- The sign that is proposed will in no way advertise any specific tenant of the business park but will acknowledge the business park as a whole and will in effect be a benefit to all located within the business park.
- The property owner feels the proposed sign will not be effective among the sign currently along the strip of Finley road if it is fabricated at a smaller size. Due to the number of tenants in the business park it would be more productive to have a larger size to stand out among the current signs.
- The proposed sign will in no way impede the sight line on Finley road or be detrimental to any of the surrounding business located near by. The sign will replace the slightly smaller sign currently at the location and will only serve to better acknowledge the Business Park.

Standards For Variation:

Re: Yorkbrook Business Park
Application for Variance – Signage
455 Eisenhower Lane North Lombard, IL 60148

Members of the Zoning Board of Appeals
Village of Lombard
255 E. Wilson Ave.
Lombard, IL 60148

May 18, 2006

Doyle Signs, Inc., General Sign Contractors
232 Interstate Road, P.O. Box 1068
Addison, IL 60101
Office: (630)543-9490 Fax: (630)543-9493
e-mail address: lora@doylesigns.com



ORDINANCE NO. _____

**AN ORDINANCE APPROVING A VARIATION
OF THE LOMBARD ZONING ORDINANCE
OF THE VILLAGE OF LOMBARD, ILLINOIS**

(ZBA 06-10: 455 Eisenhower Lane)

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

WHEREAS, the subject property is zoned I Limited Industrial District; and,

WHEREAS, an application has been filed with the Village of Lombard requesting a variation from Title 15, Chapter 153, Section 507 (B)(5) (b) to allow a 60-square foot sign where a maximum area of 30 square feet is permitted; and,

WHEREAS, an application has been filed with the Village of Lombard requesting a variation from Title 15, Chapter 153, Section 507 (B)(5) (c) to allow a 7.3-foot high sign where a maximum height of 6 feet is permitted; and,

WHEREAS, an application has been filed with the Village of Lombard requesting a variation from Title 15, Chapter 153, Section 507 (B)(5) (f) to allow a 5-foot setback where a minimum 10-foot setback is permitted; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on June 28, 2006 pursuant to appropriate and legal notice; and,

WHEREAS, the Zoning Board of Appeals has forwarded its findings with a recommendation for approval to the Board of Trustees for the requested variations described herein, subject to conditions; and,

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the Village of Lombard to approve the requested variation.

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

SECTION 1: That a variation is hereby granted from the provisions of Title 15, Chapter 153, Section 507 (B)(5) (b) to allow a 60-square foot sign where a maximum area of 30 square feet is permitted.

SECTION 2: That a variation is hereby granted from the provisions of Title 15, Chapter 153, Section 507 (B)(5) (c) to allow a 7.3-foot high sign where a maximum height of 6 feet is permitted.

SECTION 3: That a variation is hereby granted from the provisions of Title 15, Chapter 153, Section 507 (B)(5) (f) to allow a 5-foot setback where a minimum 10-foot setback is permitted.

SECTION 4: This ordinance is limited and restricted to the property generally located at 455 Eisenhower Lane, Lombard, Illinois, and legally described as follows:

PARCEL 1: THE WEST 190.56 FEET OF THAT PART OF LOT 2 LYING SOUTH OF THE NORTH 138.22 FEET THEREOF IN LOMBAR D INDUSTRIAL PARK UNIT NO. 11, A SUBDIVISION OF PART OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 1978 AS DOCUMENT R78-70568 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT R78-124161, IN DUPAGE COUNTY, ILLINOIS; AND

PARCEL 2: THE NORTH 138.22 FEET OF THE WEST 240.00 FEET AND THE EAST 49.44 FEET OF SAID WEST 240.00 FEET OF THAT PART LYING SOUTH OF SAID NORTH 138.22 FEET OF LOT 2 IN LOMBAR D INDUSTRIAL PARK UNIT NO. 11, A SUBDIVISION OF PART OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 1978 AS DOCUMENT R78-70568 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT R78-124161, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-30-205-030, -035

SECTION 5: This ordinance shall be granted subject to compliance with the following condition:

1. The petitioner shall develop the site in accordance with the plans prepared by Doyle Signs, dated October 19, 2005 and last revised May 3, 2006, submitted as part of this petition.

SECTION 6: This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2006.

First reading waived by action of the Board of Trustees this _____ day of _____, 2006.
Passed on second reading this _____ day of _____, 2006.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2006.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk