



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

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

MEETING DATE: September 7, 2017

SUBJECT: **PC 17-26: 625 W. Glen Oak Road (Map Amendment and Conditional Use for Off-Premise Interstate Signs)**

Please find the following items for Village Board consideration as part of the September 7, 2017 Board meeting:

1. IDRC report for PC 17-26;
2. An Ordinance granting approval of a map amendment to rezone the subject property from the C/R conservation/Recreation District to the I Limited Industrial District.
3. An Ordinance granting approval of a conditional use to provide for the placement of up to two Off-Premise Interstate Signs on the subject property, subject to conditions.

The Plan Commission recommended approval of this petition by a vote of 4-1. As all four petitions did not receive recommendations for approval, please place this item on the September 7, 2017 Board of Trustees agenda under Items for Separate Action.

Should the Village Board approve this matter on first reading, staff will place the companion draft lease agreements on the October 5, 2017 Village Board agenda for consideration with the final reading of the applicable Ordinances.

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Village of Lombard – 625 W Glen Oak Road

July 31, 2017

Title

PC 17-26

Petitioner

Village of Lombard
255 E Wilson St
Lombard, IL 60148
Lamar Advertising Company
1770 W 41st Ave
Gary, IN 46408

Property Owner

Village of Lombard

Property Location

625 W Glen Oak Road
05-12-209-005
Trustee District #1

Zoning

CR

Existing Land Use

Institutional

Comprehensive Plan

Public and Institutional

Approval Sought

Rezone subject property from Conservation/Recreational District to the I Limited Industrial Zoning District. Conditional use to allow for up to two off-premise interstate signs on the subject property.

Prepared By

William J. Heniff, AICP
Director of Community
Development



LOCATION MAP

PROJECT DESCRIPTION

The petitioners, the Village of Lombard and Lamar Advertising Company, are proposing to establish an off-premise interstate sign at 625 W. Glen Oak Road. The petitioners have submitted this request along with companion requests for text amendments to the Sign Ordinance (PC 17-23) and to the Zoning Ordinance (PC 17-24).

APPROVAL(S) REQUIRED

Approve a map amendment to rezone the subject property from the Conservation/Recreational (C/R) District to the I Limited Industrial Zoning District; and

Grant conditional uses, pursuant to Sections 155.208(C) and proposed Section 155.420(C)(42) of the Zoning Ordinance allow for up to two off-premise interstate signs on the subject property.

EXISTING CONDITIONS

The subject property is currently occupied by the Glenbard Wastewater Authority treatment plant. It is a gated property not open to the general public. Although zoned as Conservation/Recreation, the majority of the subject property is a grass surface rather than natural wildlife or used by the sewage treatment facility for industrial purposes.

PROJECT STATS

Lot & Bulk

Parcel Size: 9.41 acres

Submittals

1. Petition for a public hearing;
2. Response to Standards for a Conditional Use, prepared by the petitioners;
3. Subject Property Location Map, prepared by Village Staff, dated July 11, 2017;
4. Plat of Survey, prepared by Ruettiger, Tonelli & Associates Inc., dated July 7, 2017;
5. I-355 Northbound Sign 2 Picture, prepared by Lamar Advertising Company, dated July 11, 2017;
6. 563 Glen Oak Road Sign 2 Picture, prepared by Lamar Advertising Company, dated July 11, 2017;
7. East Side of Columbine Avenue Sign 3 Picture, prepared by Lamar Advertising Company, dated July 11, 2017;
8. 563 Glen Oak Road Sign 3 Picture, prepared by Lamar Advertising Company, dated July 11, 2017;
9. I-355 Southbound Sign 3 Picture, prepared by Lamar Advertising Company, dated July 11, 2017;
10. Lighting Analysis Memo (N/O Illinois Prairie Path), prepared by Daktronics, dated February 28, 2017;
11. Lighting Analysis Graph (N/O Illinois Prairie Path), prepared by Daktronics, dated February 20, 2017;
12. Lighting Analysis Memo (S/O Illinois Prairie Path), prepared by Daktronics, dated February 28, 2017;

The subject property cannot be seen from the Prairie Path located to the east of I-355 due to foliage and the covered fence on the path/bridge going over I-355.

Access to the site is from Glen Oak Road. This condition will stay the same.



PROJECT STATS

Submittals Continued

13. Lighting Analysis Graph (S/O Illinois Prairie Path), prepared by Daktronics, dated February 20, 2017;
14. Milton Township 1959 Zoning District Map, prepared by DuPage County Staff, dated April 1959;
15. York Township 1959 Zoning District Map, prepared by DuPage County Staff, undated
16. Lombard Water Plant Tree Location Map, prepared by Lamar Advertising Company, dated July 11, 2017;
17. Glenbard Water Plant Tree Location Map, prepared by Lamar Advertising Company, dated July 11, 2017.



INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no issues or concerns regarding the project at this time.

Fire Department:

The Fire Department had no issues.

Private Engineering Services:

Private Engineering Services (PES) notes that any constructed fences shall not block water drainage.

Public Works:

The Department of Public Works has no issues or concerns regarding the project at this time.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	CR	Railroad right of way, roadways and Regional Open Space
South	CR	Transportation – Other Utilities (Illinois Prairie Path)
East	R2	Interstate 355, Route 53 and Single Family Residential east of roadways
West	Unincorporated	Commonwealth Edison transmission right-of-way and industrial uses

The subject property is located just south of Glen Oak Road and east of I-355 in the Conservation/Recreational District. The principal use of the underlying property remains functionally unchanged as the subject site is currently used for industrial purposes as a sewage treatment plant. Staff finds the proposed off-premise interstate signs are compatible with the surrounding Conservation/Recreational zoned properties because these sites are mostly used for industrial purposes. The signs are also compatible with the nearby single family residential properties because the sign structures will be located on the other side of both IL Route 53 and I-355. Additionally, the majority of the sign structures cannot be seen from most properties along IL Route 53. The sign structures are also significantly shorter in height than the nearby Commonwealth Edison high-voltage transmission lines. Finally, staff finds the proposed off-premise interstate signs will not be detrimental to nearby residents, given their distance.

2. Comprehensive Plan Compatibility

The properties are zoned Conservation/Recreational (C/R) District. The existing 2014 Comprehensive Plan designates the GWA site as public and institutional while the property north of Crescent Blvd. is designated for open space purposes. In consideration of the signage request, the principal use of the underlying properties remains functionally unchanged as both sites are currently used for utility purposes.

3. Zoning & Sign Ordinance Compatibility

Rezoning

Any off-premise interstate signs along Illinois interstate highways require approval of the Illinois Department of Transportation (IDOT). IDOT has provisions that limit such billboard to properties that had M-1 (manufacturing) zoning as of 1959. They also require that such signs must also have industrial zoning at this time. An argument can be made that the C/R designation does not properly reflect the use as the Route 53 storm water facility and the abutting Commonwealth Edison transmission lines have much more in common with industrial zoning activities than recreational uses. The abutting I-355 right-of-way also limits the desirability of this area for any active recreational uses. Additionally, the properties west of I-355 along Hill Avenue before they were disconnected in 2010 by the Village consist of contractors' establishments and cellular towers that were previously zoned I Limited industrial, and are still utilized in that manner. As such, a map amendment changing the zoning to the I Limited Industrial District would not be inconsistent with surrounding land uses, the actual uses on the property and would be more in alignment with the purpose and intent of the respective districts.

Conditional Use

Per PC 17-23 and PC 17-24, if approved, a conditional use permit is also required. As noted above, the proposed sign would not be inconsistent with the surrounding land uses. The site is quite unique in the community as its location at the far west end of the community is far removed from more active commercial area and most residential areas. Additionally, the closest residential locations to the proposed signage would be on the east side of I-355, in which a noise wall does obscure much of the proposed sign based upon the exhibits. As such, the primary visibility will be for motorists on I-355 – the primary intended view of the signs. Given the uniqueness of this site, placement of the signage at this location should not negatively impact neighboring properties.

FINDINGS & RECOMMENDATIONS

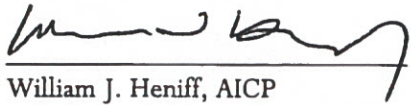
Staff finds that the proposed off-premise interstate signs are consistent with their surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for off-premise interstate signs and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 17-26:

Based on the submitted petition and the testimony presented, the proposed map amendments and conditional use do comply with the standards required by the Village of Lombard Zoning Ordinance and that granting their approval is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 17-26, with the conditional use approval subject to the following conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall apply for and receive a building permit for the proposed signage and any related structures.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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VIII. STANDARDS FOR MAP AMENDMENTS (REZONINGS)

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards should be provided for all map amendments (rezonings) of the Lombard Zoning Ordinance.

SECTION 155.103 (E)(8)(a) OF THE LOMBARD ZONING ORDINANCE:

Where a map amendment is proposed, the Plan Commission shall make findings based upon the evidence presented to it in each specific case with respect to, but not limited to, the following matters:

1. Compatibility with existing uses of property within the general area of the property in question;

Staff finds that the existing use of the subject property is already industrial in nature and is compatible with the existing land uses nearby.

2. Compatibility with the zoning classification of property within the general area of the property in question;

The subject property is already being used for industrial purposes such that the rezoning will not result in a significant change of use.

3. The suitability of the property in question to the uses permitted under the existing zoning classification;

The existing use as a wastewater treatment facility has more in common with an Industrial zoning classification than the existing Conservation/Recreational zoning classification.

4. Consistency with the trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification;

The subject site is currently used for industrial purposes as a wastewater treatment facility. The proposed use is consistent with the existing use and the trend of development.

5. The compatibility of the surrounding property with the permitted uses listed in the proposed zoning classification;

The surrounding property consists of regional open space, forest, federal interstate highway, and single family residential properties. The properties with regional open space, forest, and federal interstate highway uses are compatible with the permitted uses in the proposed industrial zoning. Since the single family residential properties are located across both I-355 and IL Route 53, they will not be severely impacted by the rezoning.

6. The objectives of the current Comprehensive Plan for the Village of Lombard and the impact of the proposed amendment of the said objectives;

The 2014 Village Comprehensive Plan designated the property as Open Space/Recreational, but its current use has been and will continue to be more industrial in nature.

7. The suitability of the property in question for permitted uses listed in the proposed zoning classification.

The proposed use of an off-premise interstate sign is conditional in the I-Limited Industrial District.

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 proposed off-premise interstate signs will be located on the other side of both I-355 and IL Route 53. The nearest residential homes are along IL Route 53, so the proposed location of the off-premise signs will not be detrimental to or endanger these residents.

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 placement of off-premise interstate signs will not be injurious to the nearby Conservation/Recreational zoned properties since these are either used for industrial purposes or they are forest area. The nearby R2 single family residential homes will not be impacted because the sign structures will be located across both IL Route 53 and I-355, making its visibility from these properties limited.

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 subject property is currently surrounded by either recreational open space or a federal interstate highway. The establishment of off-premise interstate signs on the subject property will not impact the development and improvement of surrounding properties.

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

This condition has already been satisfied.

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

The addition of off-premise interstate signs to the subject property will not increase the amount of traffic to the site.

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

The proposed off-premise interstate signs are consistent with the Comprehensive Plan's recommendation of identifying key development parcels that have the opportunity to contribute most to the Lombard economy.

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

The off-premise interstate signs shall conform to all zoning and building regulations.

DAKTRONICS

201 Daktronics Dr. PO Box 5128
Brookings, SD 57006-5128

tel 605-323-7446 605-697-0200
fax 605-692-0361

www.daktronics.com

February 28, 2017

Village of Lombard, IL

Re: Lighting Analysis for Digital Billboard along I-355 W/S, N/O Illinois Prairie Path, Lombard, IL

To Whom This May Concern:

The accompanying graph pertains to the single-sided digital billboard proposed to be installed by Lamar Outdoor located along I-355 W/S, N/O Illinois Prairie Path. We hope you find the following information beneficial.

The accompanying graph depicts illumination levels in footcandles that the proposed display will produce based on nighttime running levelsⁱ at a measurement height of five feet above ground level (which is approximately eye height).ⁱⁱ These levels are based on a worst-case scenario of an all-white display. Actual levels will be much lower than what is represented on the graphs, as typical content runs at 25 to 35 percent of the brightness of an all-white display.

It is important to note that the accompanying graph assumes absolute darkness with regard to surrounding ambient light. In other words, the presence of ambient light producing elements at night including but not limited to roadway lighting, residential lighting, commercial lighting, the moon, etc. will further diminish the impact of the light output from the display in question.

Furthermore, Daktronics digital billboards produce directional illumination. The light shines in an out and downward fashion that limits illumination onto unintended areas. Also, the proposed digital billboard is equipped with a light sensor allowing for automatic dimming utilizing 256 levels of dimming. The billboard's dimming capabilities also allows it to not exceed 0.3 foot candles above ambient light as measured from 250 feet from the sign at a height of five feet above ground level. This recommendation is based on digital billboard illumination lighting levels from the Outdoor Advertising Association of America and has been implemented in numerous states and municipalities throughout the U.S.

Finally, it is important to note the illumination levels are only representative of Daktronics digital billboards. Other digital display manufacturers may use different LEDs which have different light emissions.

Daktronics is committed to providing digital displays that adhere to the regulatory environment, working closely with our customers for a responsible approach to the market.

Please let me know if you have any questions or concerns.

Sincerely,
Daktronics, Inc.



DAKTRONICS

201 Daktrotronics Dr. PO Box 5128
Fonduligo, MO 67008-0128

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fax 605-692-0381

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Angela Bailey

Angela Bailey
Signage Legislation
605-692-0200

ⁱ Please note, while the sign's brightness during daylight hours would be almost always incidental, there may be times in which the sign would produce illumination levels above ambient light during such hours. Examples when such an occurrence could happen would be during a very dark and stormy day. It is important to note, however, that the sign is equipped with a working photo-sensor that automatically adjusts its brightness based on ambient light. The photo-sensor adjusts the sign's brightness to lower levels, preventing the sign from appearing overly bright during those rare occasions where its brightness would exceed ambient light.

ⁱⁱ Also note, the illumination levels cited take into account a height above ground level of 43'. These levels provide the illumination which will be measured by the testing meter located 5 feet above ground level.

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Angela Bailey

Angela Bailey
Signage Legislation
605-692-0200

¹ Please note, while the sign's brightness during daylight hours would be almost always incidental, there may be times in which the sign would produce illumination levels above ambient light during such hours. Examples when such an occurrence could happen would be during a very dark and stormy day. It is important to note, however, that the sign is equipped with a working photo-sensor that automatically adjusts its brightness based on ambient light. The photo-sensor adjusts the sign's brightness to lower levels, preventing the sign from appearing overly bright during those rare occasions where its brightness would exceed ambient light.

¹¹ Also note, the illumination levels cited take into account a height above ground level of 61'. These levels provide the illumination which will be measured by the testing meter located 5 feet above ground level.



DAKTRONICS

DAKTRONICS

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Brookings, SD 57008-0118

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February 28, 2017

Village of Lombard, IL

Re: Lighting Analysis for Digital Billboard along I-355 W/S, S/O Crescent Blvd., Lombard, IL

To Whom This May Concern:

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Finally, it is important to note the illumination levels are only representative of Daktronics digital billboards. Other digital display manufacturers may use different LEDs which have different light emissions.

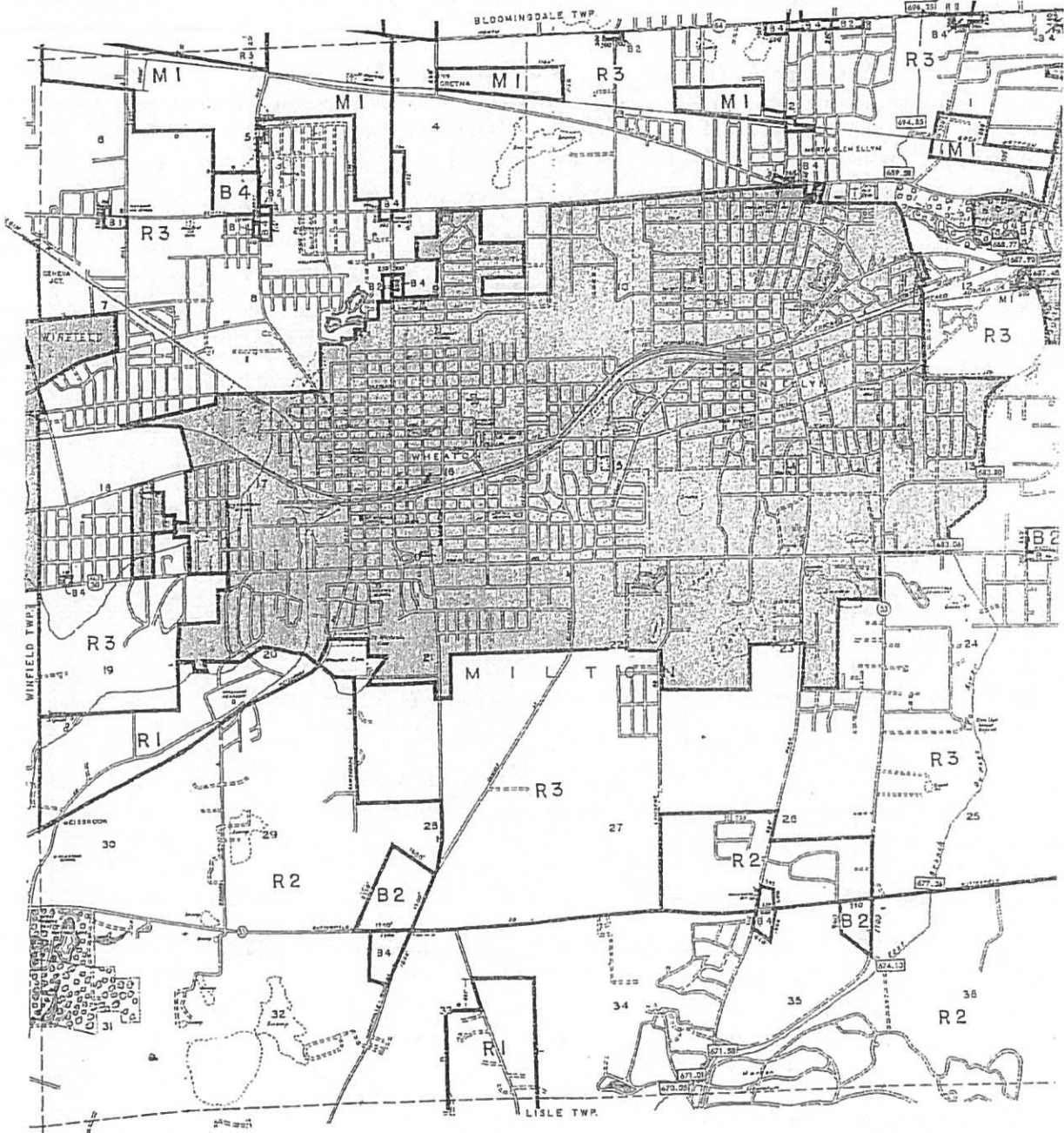
Daktronics is committed to providing digital displays that adhere to the regulatory environment, working closely with our customers for a responsible approach to the market.

Please let me know if you have any questions or concerns.

Sincerely,
Daktronics, Inc.



MILTON TOWNSHIP · DU PAGE COUNTY · ILLINOIS



<p>1-SECTION LINE NOTE: EDGING DISTRICT LINE ON 3-DIVISION LINE</p> <p>2-QUARTER SECTION LINE</p>		
RESIDENTIAL	BUSINESS	MANUFACTURING
SINGLE-FAMILY RESIDENCE DISTRICT --- R 1	LOCAL RETAIL DISTRICT --- B 1	RESTRICTED MANUFACTURING DISTRICT M
SINGLE-FAMILY RESIDENCE DISTRICT --- R 2	GENERAL RETAIL DISTRICT --- B 2	GENERAL MANUFACTURING DISTRICT M:
SINGLE-FAMILY RESIDENCE DISTRICT --- R 3	REGIONAL SHOPPING CENTER DISTRICT --- B 3	INCORPORATED AREA [Symbol]
	SERVICE DISTRICT --- B 4	FLOOD CREST ELEVATION [Symbol]

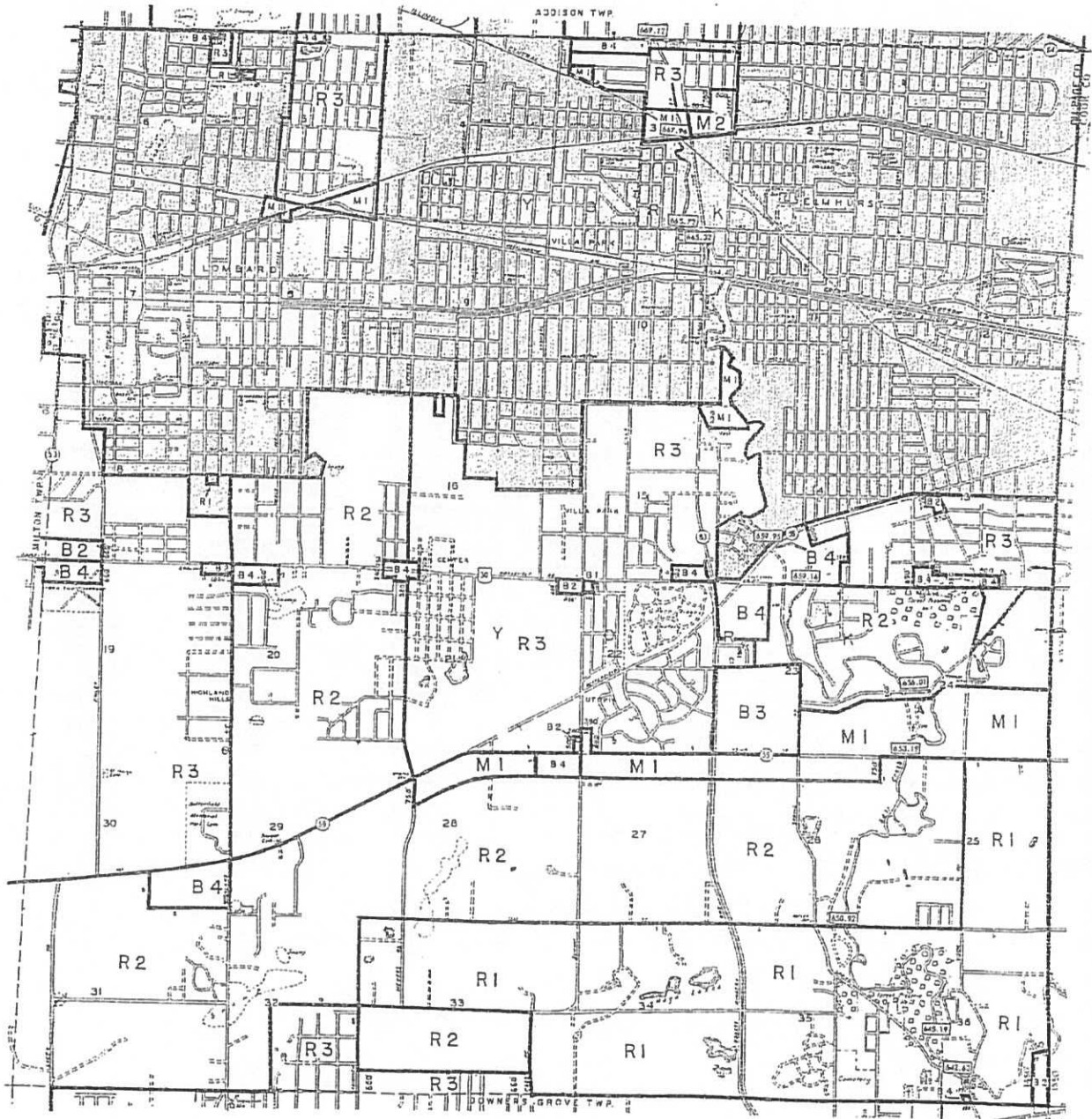
NOTE: HIGH WATER ELEVATION OF THE OCTOBER 1954 FLOOD AS DETERMINED BY THE STATE OF ILLINOIS DIVISION OF HYDRAULICS


Z O N I N G D I S T R I C T M A P

APRIL 1954

YORK TOWNSHIP · DU PAGE COUNTY · ILLINOIS

9



RESIDENTIAL		BUSINESS		MANUFACTURING	
SINGLE-FAMILY RESIDENCE DISTRICT	R 1	LOCAL RETAIL DISTRICT	B 1	RESTRICTED MANUFACTURING DISTRICT	M 1
SINGLE-FAMILY RESIDENCE DISTRICT	R 2	GENERAL RETAIL DISTRICT	B 2	GENERAL MANUFACTURING DISTRICT	M 2
SINGLE-FAMILY RESIDENCE DISTRICT	R 3	REGIONAL SHOPPING CENTER DISTRICT	B 3	INCORPORATED AREA	
		SERVICE DISTRICT	B 4	FLOOD CREST ELEVATION	

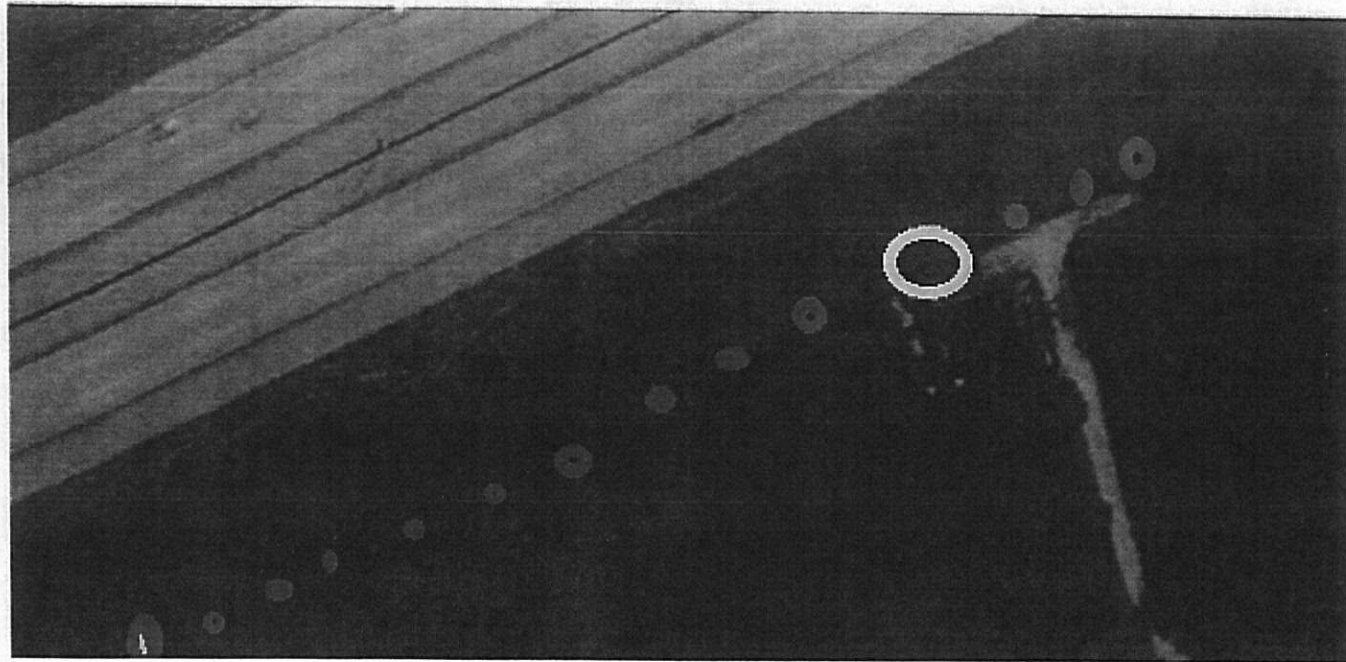
NOTE: HIGH WATER ELEVATION OF THE OCTOBER 1954 FLOOD AS
 DETERMINED BY THE STATE OF ILLINOIS SYSTEM OF WATERWAYS

ZONING DISTRICT MAP

16 Blackhaw Viburnum
North 20 ft spacing

9 Cedar/ Junipers 10 ft spacing

3 Blackhaw Vib South
20 ft spacing



14 Blackhaw Vib 20 ft

5 Cedar/ Juniper 10ft
Conveyor area

9 Blackhaw Vib 20ft

5 Cedar/ Juniper 10 ft
Garage Area

Ft is for distance apart



ORDINANCE _____

**AN ORDINANCE APPROVING A MAP AMENDMENT (REZONING)
TO THE LOMBARD ZONING ORDINANCE
TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

(PC 17-26; 625 W. Glen Oak Road)
(GWA Facility)

(See also Ordinance No.(s) _____)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, an application has heretofore been filed requesting a map amendment for the purpose of rezoning the property described in Section 2 hereto from the C/R Conservation District to the I Limited Industrial District; and,

WHEREAS, a public hearing thereon has been conducted by the Village of Lombard Plan Commission on July 31, 2017, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the rezoning described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

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 Title 15, Chapter 155 of the Code of Lombard, Illinois, otherwise known as the Lombard Zoning Ordinance, be and is hereby amended so as to rezone the property described in Section 2 hereof from the C/R Conservation District to the I Limited Industrial District.

SECTION 2: The map amendment is limited and restricted to the property located at 625 W. Glen Oak Road legally described as follows:

Ordinance No. _____
Re: PC 17-26 Map Amendment C/R to I
Page 2

THAT PART OF LOT 3 IN COUNTY CLERKS ASSESSMENT DIVISION OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTH OF THE ILLINOIS PRAIRIE PATH (FORMERLY KNOWN AS THE A.E.&C. RAILROAD COMPANY), SOUTH OF THE SOUTH LINE OF HILL AVENUE, AND LIES WEST OF THE WEST LINE OF 1-355, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 05-12-209-005

SECTION 3: That the official zoning map of the Village of Lombard be changed in conformance with the provisions of this ordinance.

SECTION 4: 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 _____, 2017

First reading waived by action of the Board of Trustees this ____ day of _____, 2017.

Passed on second reading this ____ day of _____, 2017.

Ayes: _____

Nays: _____

Absent: _____

Approved this ____ day of _____, 2017.

Keith T. Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Ordinance No. _____

Re: PC 17-26 Map Amendment C/R to I

Page 3

Published by me in pamphlet from this _____ day of _____, 2016.

Sharon Kuderna, Village Clerk

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ORDINANCE _____

**AN ORDINANCE APPROVING CONDITIONAL USES FOR OFF-PREMISE
INTERSTATE SIGNS PURSUANT TO SECTIONS 155.208(C) AND SECTION
155.420(C)(42) OF THE LOMBARD ZONING ORDINANCE
TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

(PC 17-26; 625 W. Glen Oak Road)
(GWA Facility)

(See also Ordinance No.(s) _____)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, an application has heretofore been filed requesting conditional use approvals pursuant to Sections 155.208(C) and proposed Section 155.420(C)(42) of the Zoning Ordinance allow for up to two off-premise interstate signs on the subject property; and,

WHEREAS, a public hearing thereon has been conducted by the Village of Lombard Plan Commission on July 31, 2017, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the rezoning described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

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 conditional uses, pursuant to Sections 155.208(C) and proposed Section 155.420(C)(42) of the Zoning Ordinance allow for up to two off-premise interstate signs on the subject property are hereby granted described in Section 2 below, subject to the conditions set forth in Section 3.

SECTION 2: The conditional uses are limited and restricted to the property located at 625 W. Glen Oak Road legally described as follows:

Ordinance No. _____

Re: PC 17-26 Conditional Use for Off-Premise Interstate Sign

Page 2

THAT PART OF LOT 3 IN COUNTY CLERKS ASSESSMENT DIVISION OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTH OF THE ILLINOIS PRAIRIE PATH (FORMERLY KNOWN AS THE A.E.&C. RAILROAD COMPANY), SOUTH OF THE SOUTH LINE OF HILL AVENUE, AND LIES WEST OF THE WEST LINE OF 1-355, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 05-12-209-005

SECTION 3: That the conditional uses shall be subject to the following conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall apply for and receive a building permit for the proposed signage and any related structures.

SECTION 4: 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 _____, 2017

First reading waived by action of the Board of Trustees this ____ day of _____, 2017.

Passed on second reading this ____ day of _____, 2017.

Ayes: _____

Nays: _____

Absent: _____

Approved this ____ day of _____, 2017.

Keith T. Giagnorio, Village President

Ordinance No. _____

Re: PC 17-26 Conditional Use for Off-Premise Interstate Sign

Page 3

ATTEST:

Sharon Kuderna, Village Clerk

Published by me in pamphlet from this ____ day of _____, 2016.

Sharon Kuderna, Village Clerk

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