

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO:	Zoning Board of Appeals	HEARING DATE:	August 25, 2010
FROM:	Department of Community Development	PREPARED BY:	Michael S. Toth Planner I

TITLE

ZBA 10-10; 460 S. Main Street, Lombard (Babcock's Grove) Cemetery: The petitioner requests that the Village approve the following actions for the subject property located within the R2 Single-Family Residence District:

- 1) A variation from Section 155.205(A)(1)(c)(4) the Lombard Zoning Ordinance to allow a fence within a front yard to exceed four feet (4') in height.
- 2) A variation from Section 153.219(B) the Lombard Sign Ordinance to allow a freestanding sign to exceed six feet (6') in height.

GENERAL INFORMATION

Petitioner/Property Owner:	The Village of Lombard 255 E. Wilson Ave. Lombard, IL 60148
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PROPERTY INFORMATION

Existing Zoning:	R2 Single-Family Residence District
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Existing Land Use:	Cemetery
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Size of Property:	Approximately 1.7 acres
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Surrounding Zoning and Land Use:

North:	R2 Single Family Residence District; developed as Single Family Residences
South:	R2 Single Family Residence District; developed as Single Family Residences
East:	R2 Single Family Residence District; developed as Single Family Residences

West: R2 Single Family Residence District; developed as Single Family Residences

ANALYSIS

SUBMITTALS

This report is based on the following documents, which were filed with the Department of Community Development on August 5, 2010.

1. Elevation Plan prepared by T.R. Knapp Architects dated August 1, 2010.

DESCRIPTION

The subject property is located at 460 S. Main Street, the intersection of West Washington Boulevard and South Main Street, which is known as the Lombard Cemetery. For the past few years, the property has been updated with numerous improvements. The most recent is an arch to be installed over the entrance gate of the cemetery. The arch will contain lettering, which will read "Lombard Cemetery". The arch will be supported by posts, which extend up from the fence/gate. For purposes of clarity staff is considering the arch to be a sign, but also an extension of the fence.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

The Private Engineering Services Division has no comments on the subject petition.

PUBLIC WORKS

Public Works Engineering has no comments regarding this request.

FIRE

The Fire Department has no comments regarding this request.

BUILDING

The Building Division has no comments.

PLANNING

Compatibility with the Sign Ordinance

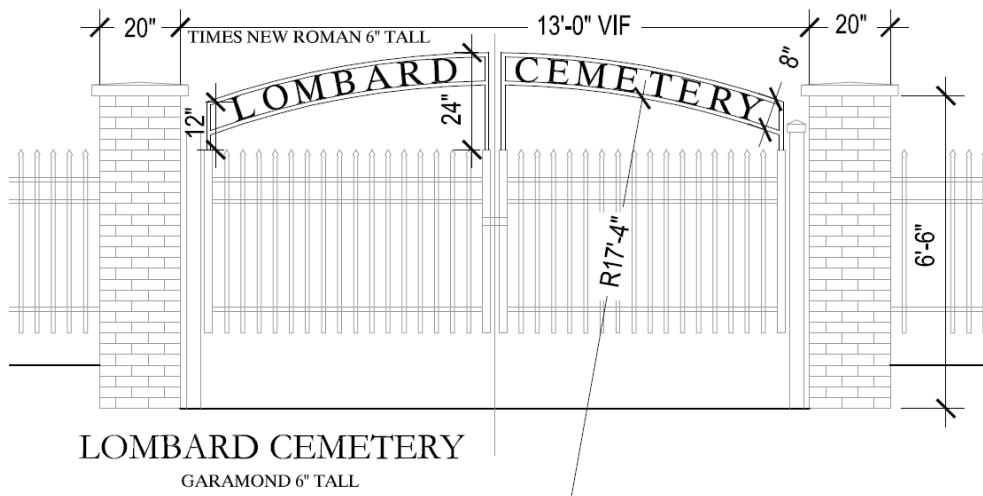
The proposed arch is affiliated with a public institution and contains text; therefore, it is considered an 'Institutional Sign'. According to the Sign Ordinance, freestanding institutional signs shall not exceed six (6) feet in height. The proposed arch is 7.4 feet above grade, thus requiring a height variation. The proposed arch is twenty-six (26) feet in area. Institutional Signs shall not exceed

thirty-two square feet; therefore, the signage portion of the arch is within the size parameters. The proposed arch meets all other Sign Ordinance requirements.

Compatibility with the Zoning Ordinance

The subject property is located in the R2 – Single Family District. The proposed arch is to be located in the front yard of the subject property. According to the Zoning Ordinance, fences located in the front yard of a residential district shall not exceed four (4) feet in height. As previously mentioned the arch will be supported by posts, which extend up from the fence/gate. Therefore, staff is considering the arch to also be an extension of the existing fence. The proposed arch is 7.4 feet above grade, thus also requiring a fence height variation

In 2009, the Public Works Department replaced the deteriorated fencing at Lombard Cemetery with a new wrought iron-style fence four feet (4') in height. As part of this replacement, six brick pillars at the corners of the fence were subsequently replaced. As part of the replacement, the brick pillars were reconstructed at their original dimensions and locations. Per ZBA 09-05, the two pillars at the corners of Washington Blvd. and Main St. were approved to allow them to have a width greater than six inches (6") within clear line of sight areas.



There are no previous cases that provide precedence in this particular matter. However, staff believes that the sign is well integrated into the existing fence. Furthermore, staff is supportive of the proposed variation due to the historic significance of the site.

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

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considerations, the Inter-Departmental Review Committee recommends that the Zoning Board of Appeals make the following motion recommending **approval** of the aforementioned variations:

Based on the submitted petition and the testimony presented, the requested variations **do comply** with the Standards required for variations by the Lombard Zoning Ordinance; and, therefore, I move that the Zoning Board of Appeals find that the findings included as part of the Inter-departmental Review Report be the findings of the Zoning Board of Appeals and recommend to the Corporate Authorities **approval** of ZBA 10-10, subject to the following condition:

1. The arch shall be developed in substantial conformance with the elevation plan prepared by T.R. Knapp Architects dated August 1, 2010.
2. The height of the arched sign over the fence shall not exceed 7.4 feet above grade.

Inter-Departmental Review Group Report Approved By:

William J. Heniff, AICP
Director of Community Development

WJH

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