

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: David A. Hulseberg, Village Manager *Dah*

DATE: October 19, 2010 (B of T) Date: November 4, 2010

TITLE: DuPage County Case Z10-065 – 1215 S. Highland Avenue

SUBMITTED BY: Department of Community Development *[Signature]*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned DuPage County filing. This filing requests a conditional use for an electronic message board sign.

The Plan Commission recommended approval of a Resolution of Objection.

Please place this item on the November 4, 2010 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

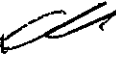
Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X *[Signature]* _____ Date 10/20/10

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: David A. Hulseberg, Village Manager

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

DATE: November 4, 2010

SUBJECT: DuPage County Public Hearing Z10-065- Parvin Clauss

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 1215 S Highland Ave (U-Store-It). 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 October 18, 2010, 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 Z10-065, to be forwarded to the County Board before the subject case is presented before them.



VILLAGE OF LOMBARD

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

November 4, 2010

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."

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

Subject: DuPage County ZBA Case Z10-065-1255 S. Highland Ave.

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 1215 S Highland Ave (U-Store-It). 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 that the proposed 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. Staff finds that the existing lot has a frontage of approximately 105 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 80 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 70 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.

In summary, 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.

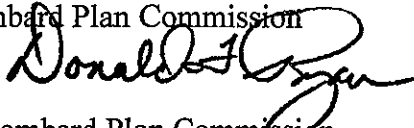
After due consideration, the Plan Commission recommended by a roll call vote of 5 to 0, that the Board of Trustees adopt a Resolution of Objection for DuPage County ZBA Case Z10-065.

Re: DuPage Co. ZBA Case Z10-065
November 4, 2010
Page 3

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission


A handwritten signature in black ink, appearing to read "Donald Ryan", written over the typed name.

c. Lombard Plan Commission



MEMORANDUM

TO: LOMBARD PLAN COMMISSION
Donald Ryan, Plan Commission Chairperson

FROM: Christopher Stilling, AICP 
Assistant Director of Community Development

DATE: October 18, 2010

SUBJECT: DuPage County Public Hearing Z10-065- Parvin Clauss (1215 S Highland Ave)

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 1215 S Highland Ave (U-Store-It). 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 that the proposed 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. Staff finds that the existing lot has a frontage of approximately 105 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 80 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 70 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 Z10-065.



VILLAGE OF LOMBARD

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October 8, 2010

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

RE: DuPage County Public Hearing Z10-065- Parvin Clauss - Village of Lombard Comments

Dear Mr. Lauricella:

In anticipation of the upcoming public hearing regarding ZBA Case Z10-065, this letter serves as notice that the Village of Lombard objects to the conditional use for the property located at 1215 S Highland Ave, Lombard, IL. Formal consideration and/or action regarding the proposed conditional use 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:

Conditional Use for an Electronic Message Center Sign

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. Staff notes that the proposed 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. Staff finds that the existing lot has a frontage of approximately 105 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 80 square feet in area.

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.

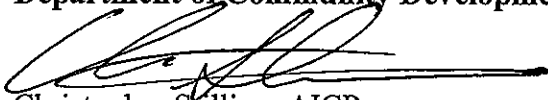
In addition to the above mentioned provisions not being met, the Village of Lombard Sign Ordinance requires that any property seeking to have an Automatic Changeable Copy sign must have all other signs in compliance with the Sign Ordinance. Staff finds that the existing freestanding sign does not meet 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 70 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 October 18, 2010 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



Christopher Stilling, AICP
Assistant Director of Community Development



RECEIVED
SEP 29 2010


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 Z10-065 Parvin Clauss

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 October 13, 2010.

COMMENT SECTION:	
<input type="checkbox"/> : NO OBJECTION/CONCERNS WITH THE PETITION.	
<input type="checkbox"/> : NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION.	
<input type="checkbox"/> : I CAN NOT COMMENT AT THIS TIME. ADDITIONAL INFORMATION REQUIRED.	
<input checked="" type="checkbox"/> : I OBJECT/ HAVE CONCERNS WITH THE PETITION.	
COMMENTS:	
SIGNATURE: 	DATE: 10/8/10
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Village of Lombard, Com. Dev.	

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	Z10-065 Parvin Clauss	
OWNER	U Store It/Dale A. Gingrich, P.E., 460 E. Swedesford Rd., Ste. 3000 Wayne, PA 19087	
AGENT FOR PETITIONER:	Dale A. Gingrich, P.E., 460 E. Swedesford Rd., Ste. 3000 Wayne, PA 19087	
ADDRESS/LOCATION	1215 S. Highland Ave., Lombard, IL 60148	
PUBLICATION DATE	Daily Herald:	September 29, 2010
ZONING REQUEST	Conditional Use for an electronic message center sign. (Sec. 37-1103)	
PIN/TWSP./ COUNTY BOARD DIST.	06-20-106-079	York Township/District 2
ZONING/LUP	B-2 General Business	Local Commercial
AREA/ UTILITIES	201,526 sq. ft. (4.62 Acres)	
PUBLIC HEARING	October 14, 2010, 7:00 p.m.	

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



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 Z10-065 Parvin Clauss

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

PUBLIC HEARING: 7:00 p.m., October 14, 2010, Room 3500-A, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

OWNER: U Store It/Dale A. Gingrich, P.E., 460 E. Swedesford Rd., Ste. 3000 Wayne, PA 19087

AGENT FOR PETITIONER: Dale A. Gingrich, P.E., 460 E. Swedesford Rd., Ste. 3000 Wayne, PA 19087

REQUEST: Conditional Use for an electronic message center sign. (Sec. 37-1103)

ADDRESS OR GENERAL LOCATION: 1215 S. Highland Ave., Lombard, IL 60148

LEGAL DESCRIPTION:

PARCEL 1:

LOT 5 IN WALTON'S SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 9, 1979 AS DOCUMENT R79-101654 IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 60.0 FEET OF THE WEST 300.0 FEET OF THE NORTH 613.1 FEET OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUAPGE COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED IN THE RECIPROCAL GRANT OF EASEMENT RECORDED JANURAY 2, 1980 AS DOCUMENT R80-000400 OVER THE FOLLOWING DESCRIBED PROPERTY: LOT 4 IN WALTON'S SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 9. 1979 AS DOCUMENT R79-404654 IN DUPAGE COUNTY, ILLINOIS.

Respectfully Submitted,
ROBERT J. KARTHOLL, CHAIRMAN,
DUPAGE COUNTY ZONING BOARD OF APPEALS

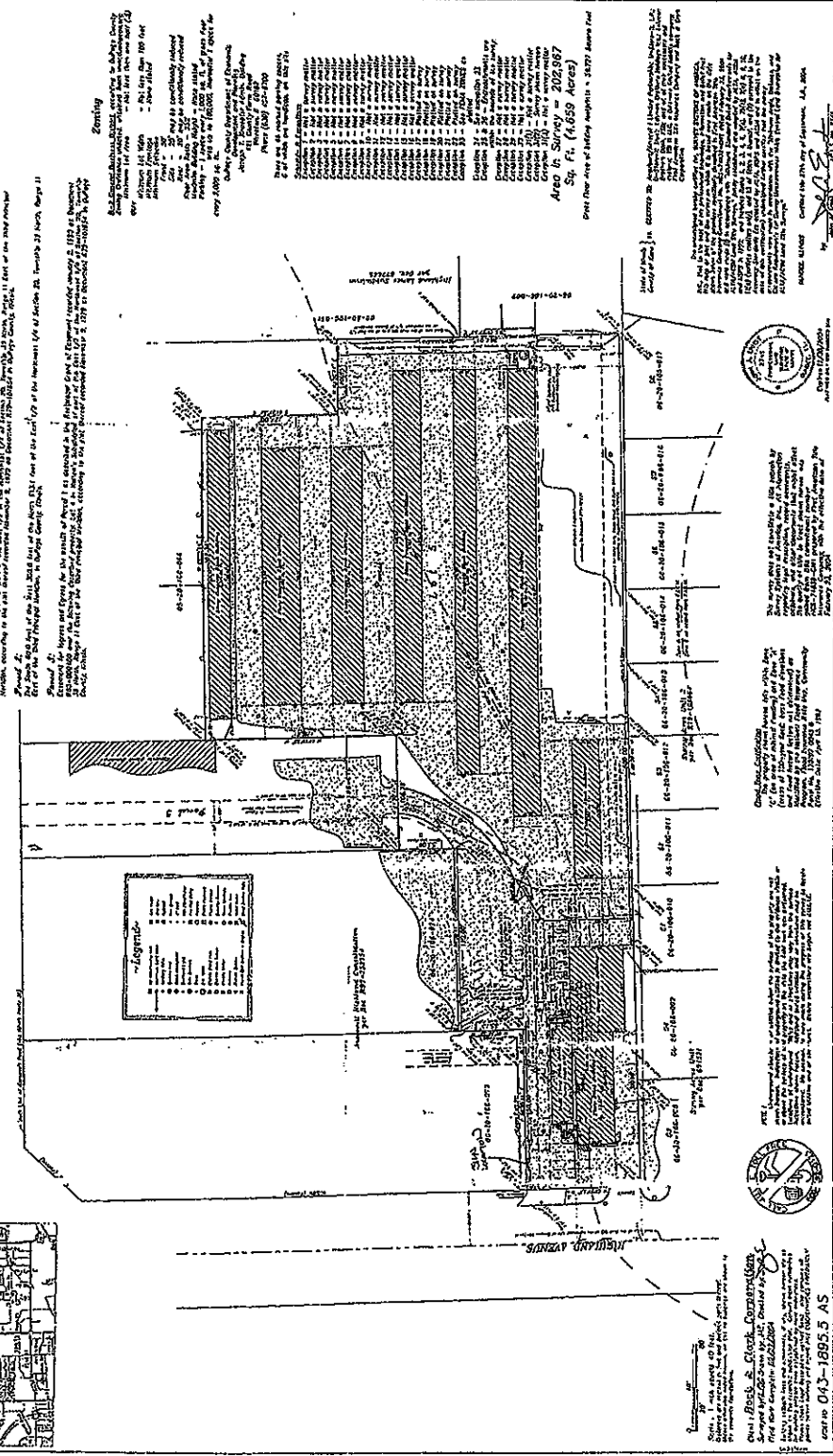
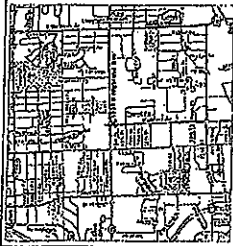
Notice of this hearing is being sent to property owners within 300 feet of the subject property and as one of them you are invited to attend the meeting and comment on the petition. A sketch or drawing of the petitioner's request is included for your review. If you have any questions, please contact 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.



ALTA/ACSM LAND TITLE SURVEY

SURVEY SYSTEMS OF AMERICA, INC.
PROFESSIONAL LAND SURVEYORS



Zoning
The property shown on this plat is zoned as follows:
- R-1 (Residential Single-Family)
- R-2 (Residential Medium-Density)
- R-3 (Residential High-Density)
- R-4 (Residential Medium-Density)
- R-5 (Residential High-Density)
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- R-97 (Residential High-Density)
- R-98 (Residential Medium-Density)
- R-99 (Residential High-Density)
- R-100 (Residential Medium-Density)

Legend

---	Property Boundary
---	Easement
---	Right-of-Way
---	Survey Point
---	Corner Mark
---	Other

Area in Survey = 202,987 Sq. Ft. (4.639 Acres)
Date of Survey = 10/15/2010

Survey Systems of America, Inc.
Professional Land Surveyors
St. Louis, Missouri
Survey No. 100-100-000

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Survey No. 100-100-000

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RESOLUTION NO. _____-11

**A RESOLUTION OF OBJECTION
TO A REQUEST FOR A CONDITIONAL USE FOR AN ELECTRONIC MESSAGE
BOARD SIGN AT 1215 S. HIGHLAND AVENUE,
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 1215 S Highland Ave., DuPage County, Case Number Z10-065; and,

WHEREAS, the subject property is currently zoned B-2 General 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 Z10-065.

Adopted this ____ day of _____, 2010.

Ayes: _____

Nays: _____

Absent: _____

Resolution No. _____
DuPage County Case Z 10-065
Page 2

Approved this _____, day of _____, 2010.

William J. Mueller, Village President

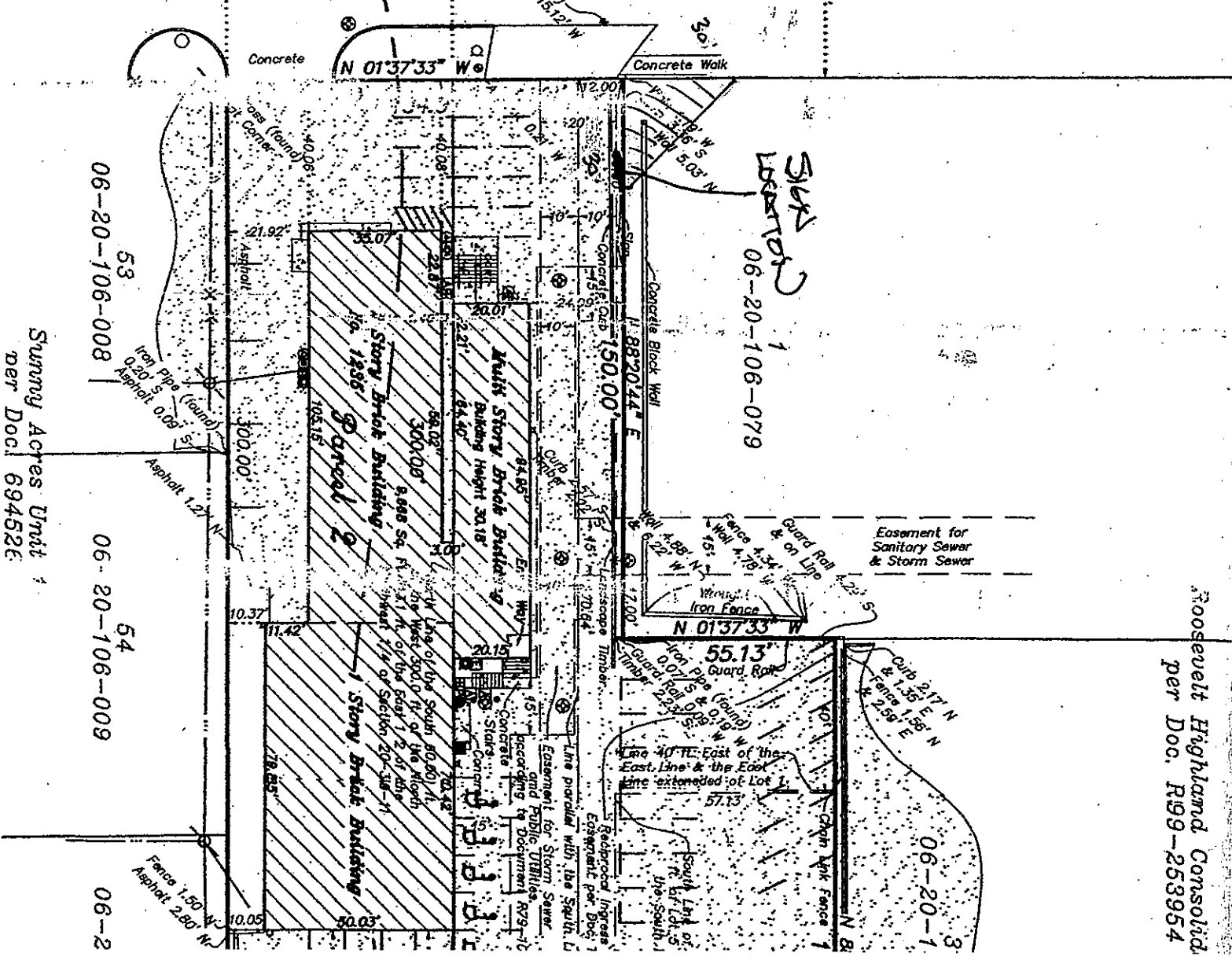
ATTEST:

Brigitte O'Brien, Village Clerk

HIGHLAND AVENUE

West Line of the East 1/2 of the Northwest 1/4 of Section 20-39-11

40'
80'



Summy Acres Unit
per Doc. 694526

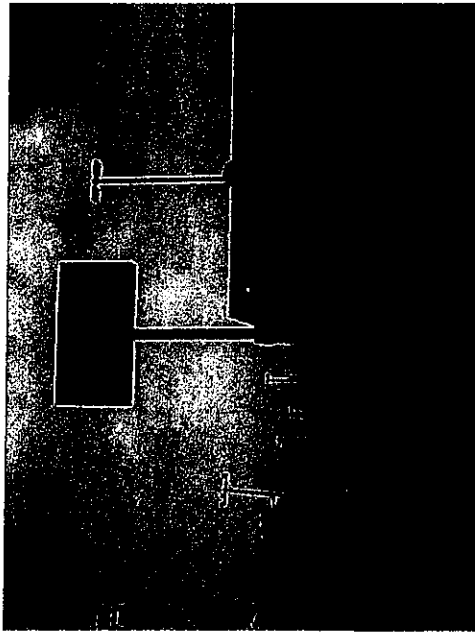
Roosevelt Highland Consolid.
per Doc. R199-253954

SW
L 106-079
06-20-106-079

Easement for
Sanitary Sewer
& Storm Sewer

Line 40' E. East of the
East Line & the East
Line extended of Lot 1

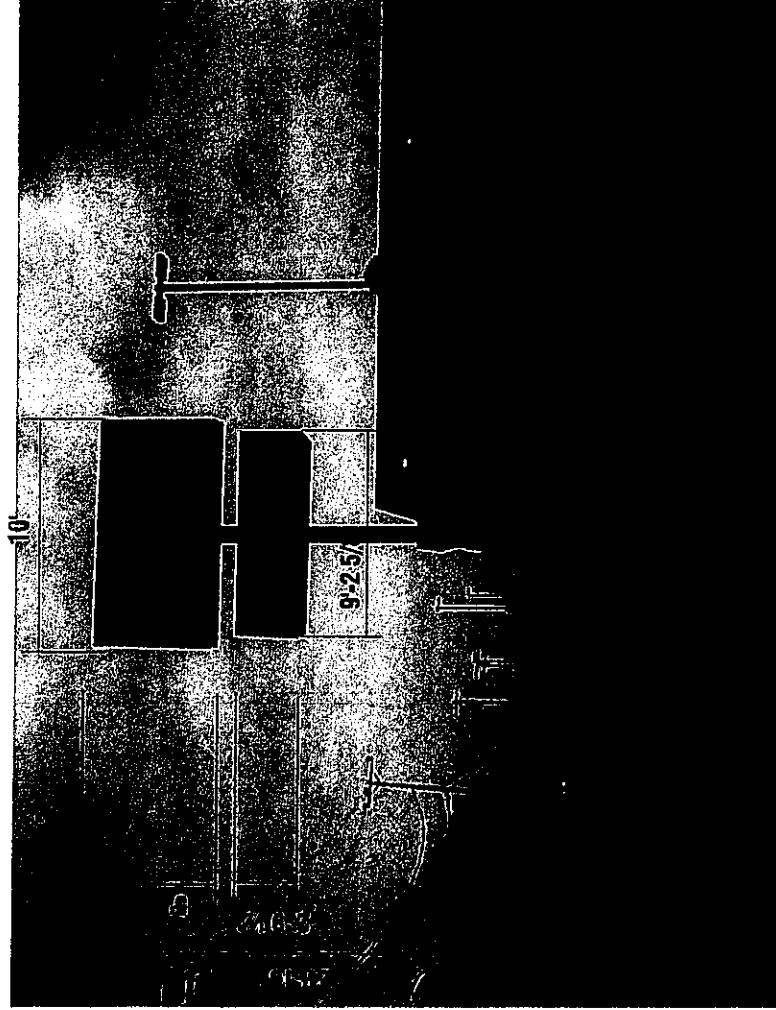
9519



EXISTING CONDITIONS: SOUTH ELEVATION

EMC requires conditional use permit

SQUARE FOOTAGE:
PYLON CABINET: 50
EMC: 25.7 (2'-9 1/2" x 9'-2 5/8")
TOTAL: 75.7



**OPTION ONE:
SOUTH ELEVATION VIEW WITH NEW EMC**

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REVISIONS	
NO.	DESCRIPTION OF WORK DONE

Client USI 611
Address 1235 S. HIGHLAND AVE LOMBARD, IL 60148
Design No. 63300
Scale AS NOTED
Drawn By RF
Approved By _____
Store No. _____
Sheet 2 of 5
Date 02/23/09
Date _____



Property Line

Site Photo

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NO.	REVISIONS	
	DESCRIPTION OF WORK DONE	DATE

Client USI 611
 Address 1235 S HIGHLAND AVE LOMBARD, IL 60146
 Design No. 63300
 Scale AS NOTED
 Drawn By RF
 Approved By _____

Store No. _____ of 5
 Sheet _____ of 5
 Date 02/23/09
 Date _____