

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Village of Lombard – 20 E. St. Charles Rd

March 26, 2018

Title

PC 18-10

Petitioner

Village of Lombard
255 E. Wilson Avenue
Lombard IL 60148

Property Owner

Same

Property Location

20 E. St. Charles Road

Zoning

R2

Existing Land Use

Vacant open space

Comprehensive Plan

Public and Institutional

Approval Sought

Variances for an automatic
changeable copy (ACC) sign

Prepared By

Jennifer Ganser, AICP
Assistant Director



LOCATION MAP

PROJECT DESCRIPTION

The Village of Lombard Public Works Department has issued a Request for Proposals (RFP) for an automatic changeable copy (ACC) public information freestanding sign that would require variations to the Sign Ordinance. The proposed new sign would replace the banners that currently display information for selected public events. This is similar to the sign approved at PC 17-05 at Main and Wilson.

APPROVAL(S) REQUIRED

The petitioner, the Village of Lombard, requests the following variances for a proposed public information freestanding automatic changeable copy (ACC) sign at 20 E. St. Charles Road:

1. A variance from 153.210 to allow for an ACC sign on a property with two hundred and twenty (220') lineal front footage where three hundred (300') lineal front footage is required;
2. A variance from 153.210(E) to allow for an automatic changeable reader board of twenty-one (21) square feet, where sixteen (16) square feet is allowed by code;
3. A variance from 153.219(A) to allow for an institutional sign of thirty-five (35) square feet, where thirty-two (32) square feet is allowed by code; and
4. A variance from 153.219(B) to allow for an institutional sign of twelve feet (12') in height, where six feet (6') in height is allowed by code.

PROJECT STATS

Lot & Bulk

Parcel Size: 0.91 acres

Street Frontage

St. Charles Rd 220 feet

Submittals

1. Petition for Public Hearing;
2. Response to Standards for variances;
3. Bid documents, prepared for by the Village of Lombard Public Works Department.

EXISTING CONDITIONS

The subject property is owned by the Village for water plant facilities and used for Metra Commuter parking.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments. Should the petition be approved, additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has no comments. Should the petition be approved, additional comments may be forthcoming during permit review.

Private Engineering Services:

The Private Engineering Services Division has no comments. Should the petition be approved, additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has no comments. Should the petition be approved, additional comments may be forthcoming during permit review.

Planning Services Division:

1. Surrounding Zoning & Land Use Compatibility

	Zoning District	Land Use
North	B5	Office
South	B5PD	Commuter Parking Lot
East	B5	Fire Station
West	B5	Office

The property is owned by the Village and used for Metra commuter parking and water plant facilities.

2. Comprehensive Plan Compatibility

The site provides for Metra commuter parking, water plant facilities and is adjacent to the Fire Station. The sign would be consistent with the Comprehensive Plan of the designation of Public and Institutional.

The sign is similar in nature to the ACC sign at Main and Wilson (PC 17-05). The sign is intended for public information and will replace the banners currently displayed for events.

3. *Zoning Ordinance Compatibility*

Staff classifies this type of signage as an institutional sign, defined as “Bulletin boards for public, charitable or religious institutions.” The new proposed sign will serve as a public information sign to the community and display information on multiple events, as well as emergency information. Business advertising would not be permitted. The Village will regulate the sign text and review all messages before they are displayed as set forward in an established Village Board policy. The proposed sign is consistent with the neighborhood and context of the property.

Four variances are being requested and three are related to the sign design: the square footage of the ACC reader board, the overall square footage of the sign, and the sign height. The Village will be eliminating the temporary banners that are currently displayed on the property and other properties, should this ACC sign be approved. The existing banners are approximately thirty-two (32) square feet, in order to comply with the temporary sign regulations. The ACC size variance of twenty-one (21) square feet will therefore be smaller than the temporary banners displayed. It will not impact Fire Department activities or cause any commuter parking spaces to be lost.

Code requires properties with an ACC sign to have 300’ of lineal front footage, and a variance is being requested as there is 220’. Staff finds this acceptable in order to allow for the same type/style of sign at Main and Wilson. The Village owns the property to the east, the Fire Station. Taking that property into consideration there is 361’ of frontage on St. Charles Road, which exceeds Code.

The same message will be displayed on all Village signs. This sign will service the north portion of Lombard and also allow for the elimination of the banner program.

4. *Design*

The RFP states the sign will have a masonry base and it will be identical to the other Village owned ACC sign. The sign will contain the Village logo and the ACC component will have LED lights.

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-Department Review Committee has reviewed the standards for the requested variances and finds that the petition **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 18-10:

Based on the submitted petition and the testimony presented, the proposed variances do comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the variances is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 18-10, subject to the following condition:

1. No additional temporary banners shall be allowed on the property.

Inter-Departmental Review Committee Report approved by:

A handwritten signature in black ink, appearing to read 'W. Heniff', is written over a horizontal line.

William J. Heniff, AICP
Director of Community Development

c. Petitioner

Standards for Variations

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 additional height and square footage requested will allow the sign more visibility on St. Charles Road.

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.

This property is unique in that it is owned by the Village and operated as a Metra Commuter Parking Lot and adjacent to a Fire Station, for the public benefit. The sign is for public and informational purposes only and will also benefit the public.

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

The variations are not for financial gain. The property is owned by the Village. No business advertising will be permitted.

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.

Temporary signage is frequently displayed advertising special events. The proposed sign would advertise the special events and information in the event of an emergency. The variances for a larger and taller sign are to increase visibility for motorists. This sign would eliminate the non-conforming banners that are from time to time displayed on Village property for special events. The size of the ACC component will be smaller than the banners previously displayed.

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 variations will not be detrimental to public welfare. As the sign will be able to alert people to emergencies, the sign should aide the public. The sign will not be injurious to the neighborhood.

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

The sign will not alter the character of the neighborhood and visibility to the neighbors will be minimal. The sign is similar to the ACC sign at Glenbard East High School and the Village owned sign on Main Street and Wilson. The sign location does not abut adjacent residential properties.

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 variations will not impact light or air, or otherwise increase any dangers in the neighborhood. As the sign will be able to alert people to emergencies, the sign should aide the public. The sign will not be injurious to the neighborhood. The sign will meet all other provisions of Village Code such as no flashing or blinking, and will change no more frequently than two-second intervals.