

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES
FROM: Timothy Sexton, Acting Village Manager
DATE: October 29, 2013 (B of T) Date: November 7, 2013
TITLE: PC 13-17: 155 S. Main Street (First United Methodist Church of Lombard)
SUBMITTED BY: Department of Community Development *WA*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village approve variations associated with a freestanding sign and automatic changeable copy signage in the B5A Downtown Perimeter District. (DISTRICT #4)

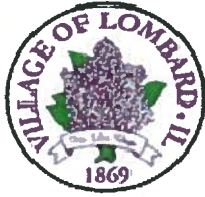
The Plan Commission unanimously recommended approval of the freestanding sign size, the automatic changeable copy sign size, and the use of an automatic changeable copy sign on a property with less than five-hundred (500) lineal front footage, but recommended denial of the placement of the freestanding sign within a clear line of sight area.

Please place this petition on the November 7, 2013 Board of Trustees consent agenda. The petitioner requests a waiver of first reading of the Ordinance.

Fiscal Impact/Funding Source:

Review (as necessary):
Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X *Timothy Sexton* _____ Date 10/29/13

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: Timothy Sexton, Acting Village Manager

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

DATE: November 7, 2013

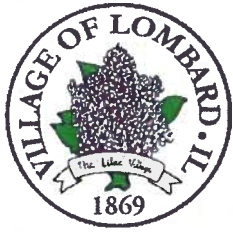
SUBJECT: PC 13-17: 155 S. Main Street (First United Methodist Church of Lombard)

Attached are the following items for consideration as part of the November 7, 2013 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 13-17;
3. Completed Standards for Variations;
4. An Ordinance granting variations associated with a freestanding sign and automatic changeable copy signage in the B5A Downtown Perimeter District; and
5. Plans associated with the petition.

The Plan Commission unanimously recommended approval of the freestanding sign size, the automatic changeable copy sign size, and the use of an automatic changeable copy sign on a property with less than five-hundred (500) lineal front footage, but recommended denial of the placement of the freestanding sign within a clear line of sight area. **Please place this petition on the November 7, 2013 Board of Trustees consent agenda. The petitioner requests a waiver of first reading of the Ordinance.**

Please let me know if you have any questions on the aforementioned materials.



VILLAGE OF LOMBARD

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

November 7, 2013

Village President
Keith T. Giagnorio

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Village Clerk
Sharon Kuderna

Subject: PC 13-17 – 155 S. Main Street (First United Methodist Church)

Trustees

Dan Whittington, Dist. 1
Michael A. Fugiel, Dist. 2
Reid Foltyniewicz, Dist. 3
Peter Breen, Dist. 4
Laura A. Fitzpatrick, Dist. 5
William "Bill" Ware, Dist. 6

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village approve the following variations for a freestanding sign for property located within the B5A Downtown Perimeter District:

Acting Village Manager
Timothy Sexton

1. A variation from Section 153.208 (H) to allow for a sign to be located within a clear line of sight area;
2. A variation from Section 153.210 to allow for an Automatic Changeable Copy Sign to be located on a property with less than 500 lineal front footage;
3. A variation from Section 153.210 (E) to allow for a thirteen (13) square foot display screen of an Automatic Changeable Copy Sign to exceed the maximum permitted area of nine (9) square feet; and
4. A variation from Section 153.508 (B)(6)(b)(ii) to allow for a 37.5 square foot freestanding sign to exceed the maximum thirty (30) square feet when the principal structure on the zoning lot is set back at least thirty (30) feet from the property line.

"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."

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on October 21, 2013.

Commissioner Flint recused himself, noting he is a member of the church and on its Board of Trustees.

Pam Lohman, Director of Sales and Marketing for Chicagoland Signs, presented the petition on behalf of the petitioner, First United Methodist Church of Lombard. The petitioner is requesting a new freestanding sign with LED automatic changeable copy display in the same location as the existing manual changeable copy sign. The petitioner would also like to keep the new sign about the same size as the existing sign. Ms. Lohman added that the petitioner believes the automatic changeable copy display would allow them to get their message out more clearly than the current sign.

Chairperson Ryan opened the meeting for public comment, and hearing none, he asked for the staff report.

Matt Panfil, Senior Planner presented the staff report, which was submitted to the public record in its entirety. The petitioner is proposing to replace an existing, forty-seven year old, approximately thirty-two (32) square foot freestanding sign with a new 37.5 square foot freestanding sign (thirteen (13) square feet of which is an automatic changeable copy display area). The proposed sign is to be located in the same location as the existing sign at the southwest corner of the lot. Mr. Panfil summarized the four (4) variations requested for this proposal.

Mr. Panfil stated that during the review process one item did come up regarding the location of the sign. The Department of Public Works and Private Engineering Services (PES) state that the new sign should be placed outside of the clear line of sight triangle in the interest of traffic safety. Only a very slight movement of the sign is needed in order to meet Village Code. The Planning Services Division (PSD) also concurs with the Department of Public Works and PES regarding the relocation of the new sign outside of the clear line of sight area, especially in consideration of the fact that the new sign has a solid base and appears to be taller in comparison than the existing sign. The attached graphics indicate that the proposed sign would need to be relocated approximately two feet (2') to the east in order to maintain a clear line of sight area.

As the B5A Downtown Perimeter Zoning District is intended to be a transition between the downtown and other commercial areas that accommodates retail, service, specialty shops, and necessary civic services, the religious institution and its use is consistent with the Zoning Map and existing land use of the surrounding properties.

Mr. Panfil offered more information on the variances required.

1. A variation from Section 153.208 (H) to allow for a sign to be located within a clear line of sight area.

While the visual intrusion is minimal, staff does not support the requested clear line of sight variation because staff does not find a physical hardship that prevents the new sign from being relocated approximately two feet (2') to the east in order to be entirely outside of the clear line of sight area. Staff finds that the hardship has been created by the petitioner's desire to maintain a sign in an existing location, and not because of the Zoning Ordinance.

2. A variation from Section 153.210 to allow for an automatic changeable copy sign to be located on a property with less than 500 lineal front footage.

Staff can support the requested relief due to the consideration that if the parcels under common ownership by the First United Methodist Church of Lombard were consolidated, the site would exceed 500 lineal feet of frontage. Also, an automatic changeable copy sign may reduce the amount of temporary signage required by the petitioner because it would enable them to display multiple messages throughout the day.

3. A variation from Section 153.210 (E) to allow for a thirteen (13) square foot automatic changeable copy sign to exceed the maximum permitted nine (9) square feet.

Since 2011, automatic changeable copy signs have been limited to no more than nine (9) square feet in area. Prior to 2011, automatic changeable copy displays were limited to eighteen inches (18”) in height, but were not restricted in terms of overall area. While there were cases prior to 2011 granting variations for automatic changeable copy displays taller than eighteen inches (18”) in height, there has only been one (1) recent request regarding an automatic changeable copy sign exceeding nine (9) square feet at Yorktown Center Mall.

Staff can support the requested relief due to the consideration that the requested variation is less than that supported by staff, the Plan Commission, and Village Board in the past instance and also has the previously stated benefit of potentially reducing the amount of temporary signage on-site.

4. A variation from Section 153.508 (B)(6)(b)(ii) to allow for a 37.5 square foot freestanding sign to exceed the maximum permitted thirty (30) square feet when the principal structure on the zoning lot is set back at least thirty feet (30’) from the property line within the B5A Downtown Perimeter Zoning District.

While the sign exceeds the maximum permitted thirty (30) square foot area, staff can support the requested relief because staff finds the proposed sign to be consistent with the existing structure and surrounding context. Also, the surplus 7.5 square feet of signage is primarily the result of an angled design element with a stone cap that enhances the overall appearance of the sign.

Staff finds that, with the exception of the proposed location within the clear line of sight area, the proposed sign is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, Zoning Ordinance, and Sign Ordinance.

Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

Commissioner Ryan asked if the petitioner is aware about the movement of the sign. Ms. Lohman said she was aware of the move and it was not a problem.

Commissioner Burke questioned the Response to Standards for Variations. Item one (1) states the message on the sign will be controlled and the brightness of the sign will be subdued in hours from dusk to dawn. He asked how this will be monitored by the Village.

Mr. Heniff explained several opportunities to monitor the situation. Commissioner Burke questioned if the sign will disrupt motorist’s vision. The petitioner explained the sign is not full color and would be less distracting than the current sign. She added the brightness of the sign could be changed from dusk to dawn via computer.

On a motion by Commissioner Olbrysh and a second by Commissioner Burke, the Plan Commission voted 5-0 that the Village Board approve the variations associated with PC 13-17, subject to the following five (5) conditions:

1. The relief is for the variations heretofore listed as items two, three, and four only. The relief is not for the location of a freestanding sign within a clear line of sight area.
2. The petitioner shall construct the sign in substantial conformance with the plans and elevations, prepared by Chicagoland Signs, Corp. and Gentile & Associates, Inc., dated September 20, 2013 and September 26, 2013 respectively and the relief shall be limited as follows:
 - a. A variation from Section 153.210 to allow for an automatic changeable copy sign to be located on a property with less than 500 lineal front footage;
 - b. A variation from Section 153-210 (E) to allow for a thirteen (13) square foot automatic changeable copy sign to exceed the maximum permitted nine (9) square feet; and
 - c. A variation from Section 153.508 (B)(6)(b)(ii) to allow for a 37.5 square foot freestanding sign to exceed the maximum permitted thirty (30) square feet when the principal structure on the zoning lot is set back at least thirty feet (30') from the property line within the B5A Downtown Perimeter Zoning District.
3. Any future signs, including this sign, involving the subject property shall apply for and receive a building permit. The permit will be reviewed in connection with the aforementioned conditions.
4. The petitioner shall satisfactorily address all comments noted within the IDRC Report.
5. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the sign is not constructed by said date, this relief shall be deemed null and void.

Respectfully,

VILLAGE OF LOMBARD


Donald Ryan, Chairperson
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission

OCTOBER 21, 2013

Title

PC 13-17

Petitioner

Chicagoland Signs Corp.
c/o Pam Lohman
1020 W. Fullerton Ave., B
Addison, IL 60101

Property Owner

First United Methodist Church
155 S. Main St.
Lombard, IL 60148

Property Location

155 S. Main St.
(06-08-111-037)

Zoning

B5A Downtown Perimeter

Existing Land Use

Religious Institution

Comprehensive Plan

Public & Institutional

Approval Sought

Multiple signage variations to allow for a 37.5 square foot freestanding sign with a thirteen (13) square foot automatic changeable copy display area within the B5A Downtown Perimeter District.

Prepared By

Matt Panfil, AICP
Senior Planner



LOCATION MAP

PROJECT DESCRIPTION

The petitioner, Chicagoland Signs Corp., is proposing to replace an existing, forty-seven year old, approximately thirty-two (32) square foot freestanding sign (including a manual changeable copy display area) with a new 37.5 square foot freestanding sign (thirteen (13) square feet of which is an automatic changeable copy display area). The proposed sign is to be located in the same location as the existing sign at the southwest corner of the lot.

APPROVAL(S) REQUIRED

The Village of Lombard Sign Ordinance regulates the size and location for freestanding signs within the B5A Downtown Perimeter Zoning District, as well as the use of automatic changeable copy signs. The proposed sign deviates from the following regulations within the Sign Ordinance:

1. A deviation from Section 153.208 (H) to allow for a sign to be located within a clear line of sight area;
2. A deviation from Section 153.210 to allow for an automatic changeable copy sign to be located on a property with less than 500 lineal front footage;
3. A deviation from Section 153-210 (E) to allow for a thirteen (13) square foot automatic changeable copy sign to exceed the maximum permitted nine (9) square feet; and

PROJECT STATS

Lot & Bulk

Parcel Size: 0.95 acres
41,352 sq. ft.

Sign Setbacks

Main St. 7.7 feet
Maple St. 16.7 feet

Submittals

1. Petition for Public Hearing;
2. Response to Standards for Variations;
3. Sign Elevations, prepared by Chicagoland Signs, Corp., undated and submitted September 20, 2013;
4. Sign Foundation Landscape Plan, prepared by unknown, undated and submitted September 20, 2013;
5. Plat of Dedication, prepared by Jorgensen & Associates, Inc., dated November 20, 2005 and submitted September 20, 2013; and
6. Plat of Survey, prepared by Gentile & Associates, Inc., dated September 26, 2013 and submitted September 30, 2013.

4. A deviation from Section 153.508 (B)(6)(b)(ii) to allow for a 37.5 square foot freestanding sign to exceed the maximum permitted thirty (30) square feet when the principal structure on the zoning lot is set back at least thirty feet (30') from the property line within the B5A Downtown Perimeter Zoning District.

EXISTING CONDITIONS

The subject property is bounded by a variety of uses. The site abuts a mixed-use retail/apartment building to the north, stand-alone commercial and multi-family residential to the south, single-family residential to the east, and a medical clinic to the west. Access is granted onto Main Street via one (1) ingress/egress point at the north end of the site. A parking lot on a separate parcel to the west provides access to Maple Street.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no issues or concerns regarding the project at this time. A full review will be conducted during the building permit process.

Fire Department:

The Fire Department has no issues or concerns regarding the project.

Private Engineering Services:

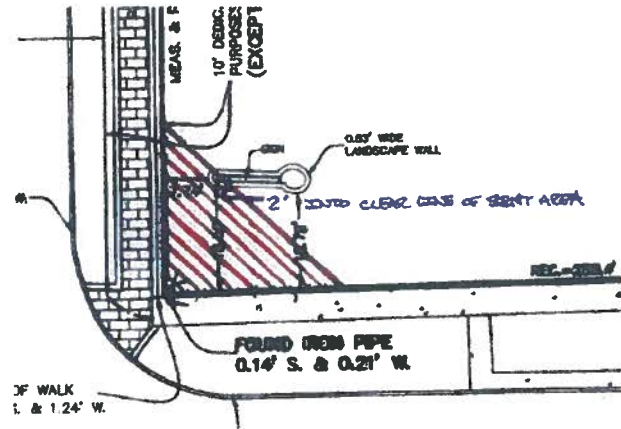
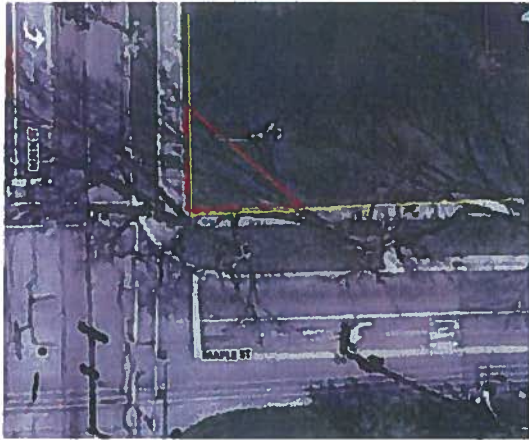
Private Engineering Services (PES) concurs with the Department of Public Works comment (see below).

Public Works:

The Department of Public Works states that the new sign should be placed outside of the clear line of sight triangle in the interest of traffic safety. Only a very slight movement of the sign is needed in order to meet Village Code.

Planning Services Division:

The Planning Services Division (PSD) also concurs with the Department of Public Works and PES regarding the relocation of the new sign outside of the clear line of sight area, especially in consideration of the fact that the new sign has a solid base and appears to be taller in comparison than the existing sign. The graphics below indicate that the proposed sign would need to be relocated approximately two feet (2') to the east in order to maintain a clear line of sight area.



1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	B5 PD	Mixed-Use (Apartments and Ground Floor Commercial)
South	B5A & R2	Commercial (Ice Cream Shop) and Multi-Family Residential
East	B5A & R2	Parking Lot and Single-Family Detached Residential
West	B5 PD	Medical Clinic

As the B5A Downtown Perimeter Zoning District is intended to be a transition between the downtown and other commercial areas that accommodates all retail, service, specialty shops, and necessary civic services, the religious institution use is consistent with the Zoning Map and existing land use of the surrounding properties.

2. Comprehensive Plan Compatibility

The existing religious institution use is consistent with the Comprehensive Plan's recommendation of public and institutional uses for the site.

3. Zoning & Sign Ordinance Compatibility

With the exception of the previously identified deviations, the proposed sign conforms to all other Village Zoning and Sign Ordinance regulations, including sign height. An analysis of each aforementioned deviation to the Sign Ordinance is stated below:

1. A deviation from Section 153.208 (H) to allow for a sign to be located within a clear line of sight area.

The Sign Ordinance prohibits signs from being located within clear line of sight areas, defined by the Zoning Ordinance as "triangular-shaped areas adjacent to intersecting, improved rights-of-way, private streets, or access drives maintained to preserve clear visibility of the intersection. The table below summarizes the most recent cases regarding the location of a freestanding sign within a clear line of sight area:

CASE NO.	DATE	ADDRESS	PC	BoT
PC 04-07	6/16/2004	309 & 315 W. St. Charles Rd.	Approval, 6-0	Approval, 5-0
PC 06-11	4/6/2006	300 E. Roosevelt Rd.	Approval, 4-0	Approval, 5-0
SPA 13-01	1/28/2013	1-378 Yorktown Center	Approval, 5-0	N/A

While the visual intrusion is minimal, staff does not support the requested clear line of sight variation because staff does not find a physical hardship that prevents the new sign from being relocated approximately two feet (2') to the east in order to be entirely outside of the clear line of sight area. Staff finds that the hardship has been created by the petitioner's desire to maintain a sign in an existing location, and not because of the Zoning Ordinance.

2. *A deviation from Section 153.210 to allow for an automatic changeable copy sign to be located on a property with less than 500 lineal front footage.*

Combining the street frontage for both Main Street and Maple Street, the subject parcel has approximately 424.4 lineal feet of street frontage. Also, the property owner owns both lots to the east of the subject site, meaning that there is 516.8 lineal feet of frontage on Maple Street under common ownership. The table below summarizes the most recent cases regarding the location of an automatic changeable copy sign on a property with less than a 500 lineal foot frontage:

CASE NO.	DATE	ADDRESS	Lineal Ft Frontage	PC	BoT
PC 10-11	9/16/2010	600 W. North Ave.	443.1 feet (combined)	Approval, 4-0	Approval, 6-0
PC 10-12	9/16/2010	930 E. Roosevelt Rd.	387.8 feet (combined)	Approval, 4-0	Approval, 6-0

Staff can support the requested relief due to the consideration that if the parcels under common ownership by the First United Methodist Church of Lombard were consolidated, the site would exceed 500 lineal feet of frontage. Also, an automatic changeable copy sign may reduce the amount of temporary signage required by the petitioner because it would enable them to display multiple messages throughout the day.

3. *A deviation from Section 153.210 (E) to allow for a thirteen (13) square foot automatic changeable copy sign to exceed the maximum permitted nine (9) square feet.*

Since 2011, automatic changeable copy signs have been limited to no more than nine (9) square feet in area. Prior to 2011, automatic changeable copy displays were limited to eighteen inches (18") in height, but were not restricted in terms of overall area. The stated need for the automatic changeable copy sign is in part because the petitioner provides many services (i.e., food pantry, clothes closet, support groups, etc.) to the community that may not be received by those most in need of the services when the message display is limited to the low change frequency allowed by a manual changeable copy sign.

While there were cases prior to 2011 granting variations for automatic changeable copy displays taller than eighteen inches (18") in height, there has only been one (1) recent request regarding an automatic changeable copy sign exceeding nine (9) square feet in area:

CASE NO.	DATE	ADDRESS	Auto. Copy Sq. Ft.	PC	BoT
SPA 13-01	1/28/2013	1-378 Yorktown Center	52 square feet	Approval, 5-0	N/A

Staff can support the requested relief due to the consideration that the requested deviation is less than that supported by staff, the Plan Commission, and Village Board in the past instance and also has the previously stated benefit of potentially reducing the amount of temporary signage on-site.

4. *A deviation from Section 153.508 (B)(6)(b)(ii) to allow for a 37.5 square foot freestanding sign to exceed the maximum permitted thirty (30) square feet when the principal structure on the zoning lot is set back at least thirty feet (30') from the property line within the B5A Downtown Perimeter Zoning District.*

Since the establishment of the B5A Downtown Perimeter Zoning District, there has been one (1) similar request to allow for a freestanding sign to exceed the maximum area allowed:

CASE NO.	DATE	ADDRESS	Total Sign Sq. Ft.	PC	BoT
PC 04-07	9/16/2004	309 & 315 W. St. Charles Rd.	47 square feet	Approval, 6-0	Approval, 5-0

While the sign exceeds the maximum permitted thirty (30) square foot area, staff can support the requested relief because staff finds the proposed sign to be consistent with the existing structure and surrounding context. Also, the surplus 7.5 square feet of signage is primarily the result of an angled design element with a stone cap that enhances the overall appearance of the sign.

SITE HISTORY

The existing sign was constructed in 1966. Aside from the rezoning of the site to B5A in 2002 and a Plat of Dedication for a ten foot (10') wide strip of property for Main Street streetscape improvements, the site has no prior appearances before the Plan Commission, Zoning Board of Appeals, or Village Board of Trustees.

FINDINGS & RECOMMENDATIONS

Staff finds that, with the exception of the proposed location within the clear line of sight area, the proposed sign is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, Zoning Ordinance, and Sign Ordinance.

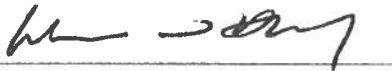
The Inter-Departmental Review Committee has reviewed the Standards for Variations for the requested signage and finds that items two, three, and four of the proposed signage **complies** with the standards established by the Village of Lombard Zoning and Sign Ordinances, and that granting the signage relief for items two, three, and four, but not item one, is in the public interest. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 13-17:

Based on the submitted petition, accompanying signage plans and the testimony presented, the proposed signage, except for its location within a clear line of sight area, **complies** with the standards established by the Lombard Zoning and Sign Ordinances, and that granting the signage relief for items two, three, and four is in the public interest and, therefore, I move that the Plan Commission accepts the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and **approve** PC 13-17, subject to the following conditions:

1. The relief is for the deviations heretofore listed as items two, three, and four only. The relief is not for the location of a freestanding sign within a clear line of sight area.
2. The petitioner shall construct the sign in substantial conformance with the plans and elevations, prepared by Chicagoland Signs, Corp. and Gentile & Associates, Inc., dated September 20, 2013 and September 26, 2013 respectively and the relief shall be limited as follows:

- a. A deviation from Section 153.210 to allow for an automatic changeable copy sign to be located on a property with less than 500 lineal front footage;
 - b. A deviation from Section 153-210 (E) to allow for a thirteen (13) square foot automatic changeable copy sign to exceed the maximum permitted nine (9) square feet; and
 - c. A deviation from Section 153.508 (B)(6)(b)(ii) to allow for a 37.5 square foot freestanding sign to exceed the maximum permitted thirty (30) square feet when the principal structure on the zoning lot is set back at least thirty feet (30') from the property line within the B5A Downtown Perimeter Zoning District.
3. Any future signs, including this sign, involving the subject property shall apply for and receive a building permit. The permit will be reviewed in connection with the aforementioned conditions.
 4. The petitioner shall satisfactorily address all comments noted within the IDRC Report.
 5. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the sign is not constructed operating by said date, this relief shall be deemed null and void.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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September 20, 2013

Village of Lombard
Community Development

Gentlepersons:

First United Methodist Church of Lombard, located at 155 S. Main Street, in Lombard, is requesting a conditional use permit to replace the existing identification sign and changeable text panel with a new sign that includes a two-sided LED display.

First UMC would like to take advantage of the many benefits that an LED display would offer. In lieu of the old-fashioned, non-effective, changeable text sign currently in place, the LED would allow FUMC to display messages regarding service times, special announcements, web address, phone number, etc. It would also allow us to decrease the number of banners and bandit signs displayed in the church lawn, resulting in a more aesthetically pleasing corner lot!

We appreciate your consideration of this request.

Thank you.

Regards,

Pamela Lohman
Director Sales & Marketing
Chicagoland Signs Corp.

John J. King
Co-Chair
Board of Trustees

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Response to Standards for Conditional Uses

First United Methodist Church of Lombard Lombard, IL

First United Methodist Church, located at 155 S Main Street, Lombard, is requesting a revision to conditional uses for a new sign with an LED display to be placed in the footprint of the existing sign, located on the Northeast corner of Main & Maple Streets.

Please find our responses to the following:

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 sign will be not be detrimental to, or endanger the public safety, morals, comfort, or general welfare. The messages on the sign will be controlled by church staff, the brightness of the sign will be subdued in hours from dusk to dawn, and messages on the sign will not flash, so as not to disrupt motorists vision.

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.

Properties in the area of Main & Maple will not be impaired or diminished by the new sign. Property values will most likely be increased due to the aesthetically pleasing sign design being proposed. The proposed sign display will allow an updated sign design, adding to the character of the neighborhood.

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.

First United Methodist Church strives to improve the aesthetics of the property with landscaping, and concerned with safety for everyone on the property, and surrounding the property, of the church. The proposed sign would not impede the normal and orderly development or improvement of the surrounding property.

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

Public utilities, access roads, drainage and/or necessary facilities will not be affected by permission of this condition use.

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 proposed sign will not affect ingress, egress, or traffic congestion on public streets.

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

The proposed conditional use is not contrary to the objectives stated in the current Comprehensive Plan for the Village of Lombard. If anything, the proposed conditional use is complimentary to the Comprehensive Plan.

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 requested conditional use will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. Based on the location and brightness of the existing sign, there will be no major change.

The proposed sign will allow the Church to have main church all messages on the display panel, therefore lawn signs and banners will not be required as often. Removal of the existing worn and dated sign will add a warm, welcoming look to the main entrance of the Church and to the property at the corner of Main & Maple.

The removal of the existing sign and installation of newly designed sign with LED display in the same locations will require a conditional use. The existing sign, installed in 1966, needs updating. The Village of Lombard has updated/revised the sign regulations since that time, however this issue was not addressed. We request a conditional use to place a new sign with an LED display, in the existing location.

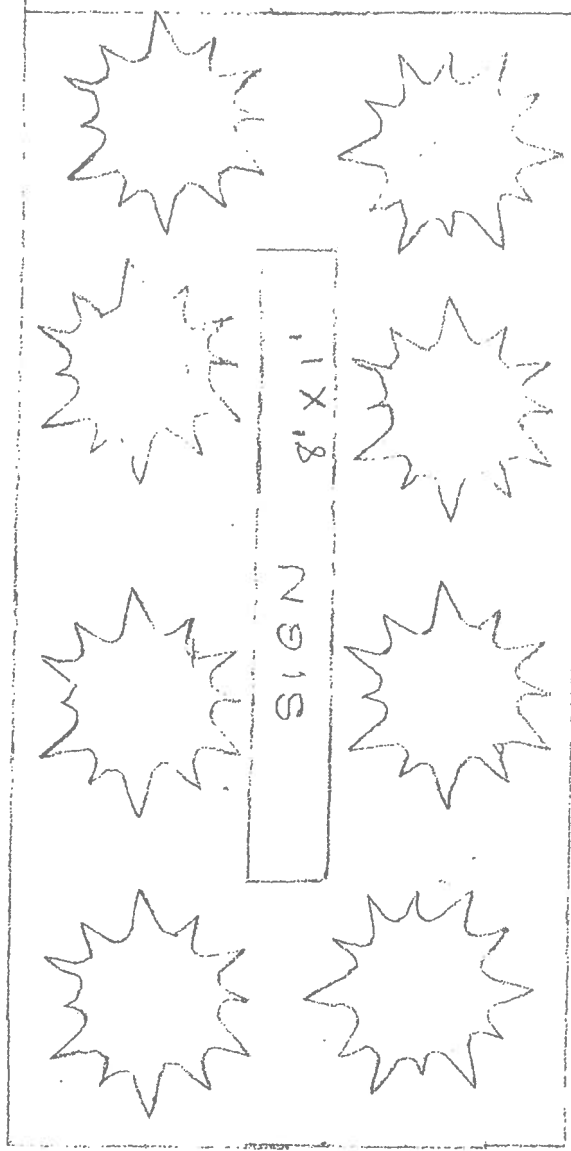
The proposed sign will be installed using galvanized posts, and the electric to the existing sign will be used for the new sign.

If you should have any questions regarding the above, please don't hesitate to contact me.

Regards,



Pam Lohman
Director Sales & Marketing
Chicagoland Signs Corp.



Plantings could be

1. Variegated Dieffenbachia
2. "Cool Splash"
3. Azalea
4. Cotoneaster
5. Boxwood "Green Velvet"
6. Eucalyptus
7. Junipers

4sq = 1'



Proposed

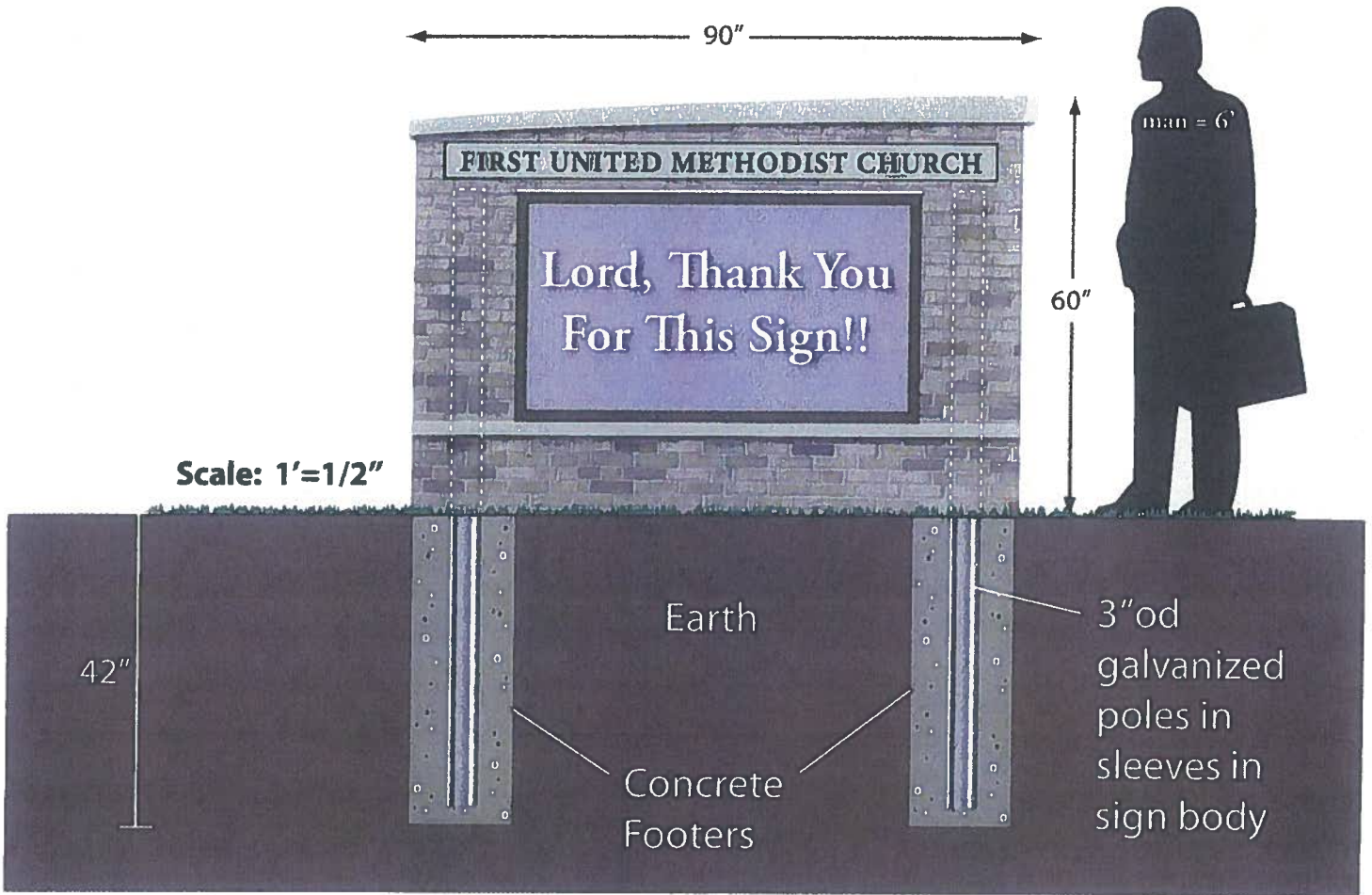
First United Methodist Church — Lombard, IL
 5'h x 7.5'w FoamStone monument with
 33"h x 57"w color LED electronic message panel
 2-sided



Existing



This is an original copyright-protected drawing created for you by Chicagoland Signs Corp. It is unlawful, unethical, and totally uncool to show this drawing to competing sign companies.
 630-543-7088



First United Methodist Church — Lombard, IL
 5'h x 7.5'w FoamStone monument with
 33"h x 57"w color LED electronic message panel
 2-sided



This is an original copyright-protected drawing created for you by ChicagoLand Signs Corp. It is unlawful, unethical, and totally uncool to show this drawing to competing sign companies.
 630-543-7088

GRAPHIC SCALE



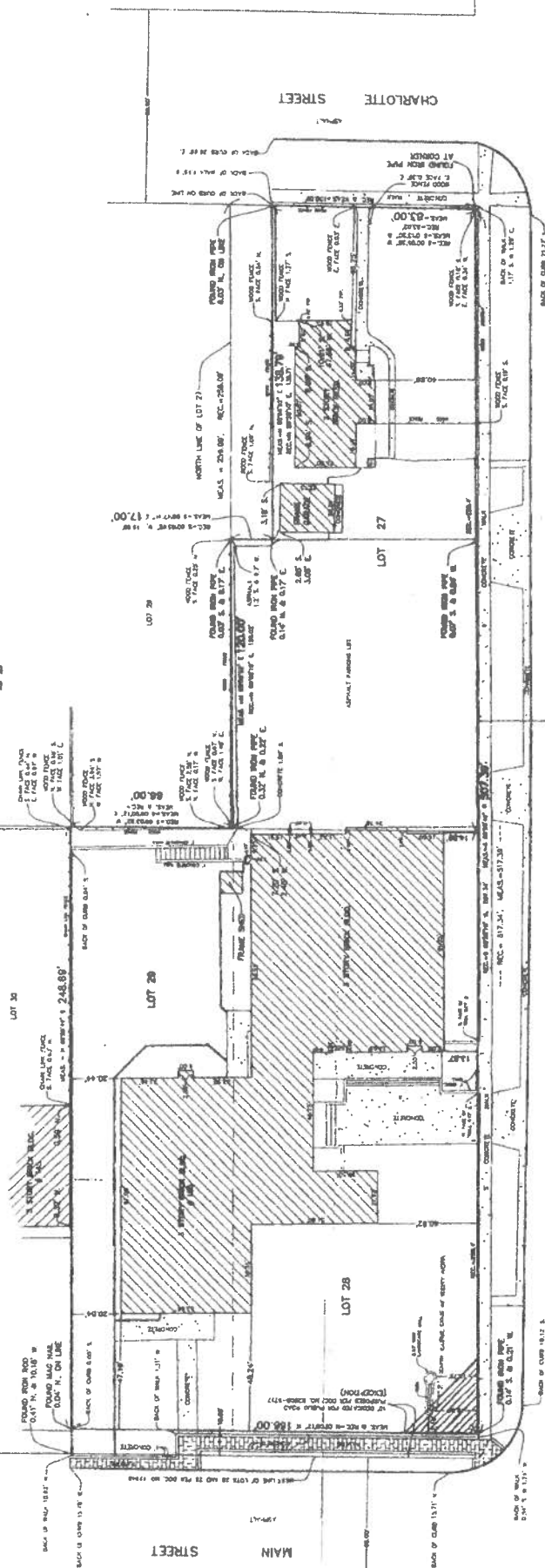
PLAT OF SURVEY

GENTLE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

THE SOUTH 1/4 CORNER OF THE EAST 1/4 OF LOT 21 IN BLOCK 22 AND THE WEST 1/4 CORNER OF LOT 22 AND THE WEST 1/4 CORNER OF LOT 23 ARE THE POINTS OF BEGINNING FOR THE SURVEY. THE SOUTH 1/4 CORNER OF LOT 21 IS THE POINT OF BEGINNING FOR THE SURVEY. THE WEST 1/4 CORNER OF LOT 22 IS THE POINT OF BEGINNING FOR THE SURVEY. THE WEST 1/4 CORNER OF LOT 23 IS THE POINT OF BEGINNING FOR THE SURVEY. THE SURVEY IS A RE-CONVEYANCE OF THE SURVEY OF BLOCKS 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

CONTAINING 64,781.87 S.F. (1.48 ACRES)
PROPERTY COMMONLY KNOWN AS 153 MAIN STREET, LOMBARD, ILLINOIS

BLOCK 22



STATE OF ILLINOIS
COUNTY OF MADISON
I, JAMES W. GENTLE, a duly licensed Professional Land Surveyor, do hereby certify that a survey was made and that the plat hereon shown is a correct representation of the same and that the same is in accordance with the provisions of the Illinois Surveying Act, Chapter 120, Illinois Compiled Statutes (1993), and that the same is in accordance with the provisions of the Illinois Surveying Act, Chapter 120, Illinois Compiled Statutes (1993), and that the same is in accordance with the provisions of the Illinois Surveying Act, Chapter 120, Illinois Compiled Statutes (1993).

SEPTEMBER 28, 2004
A.C. 2013

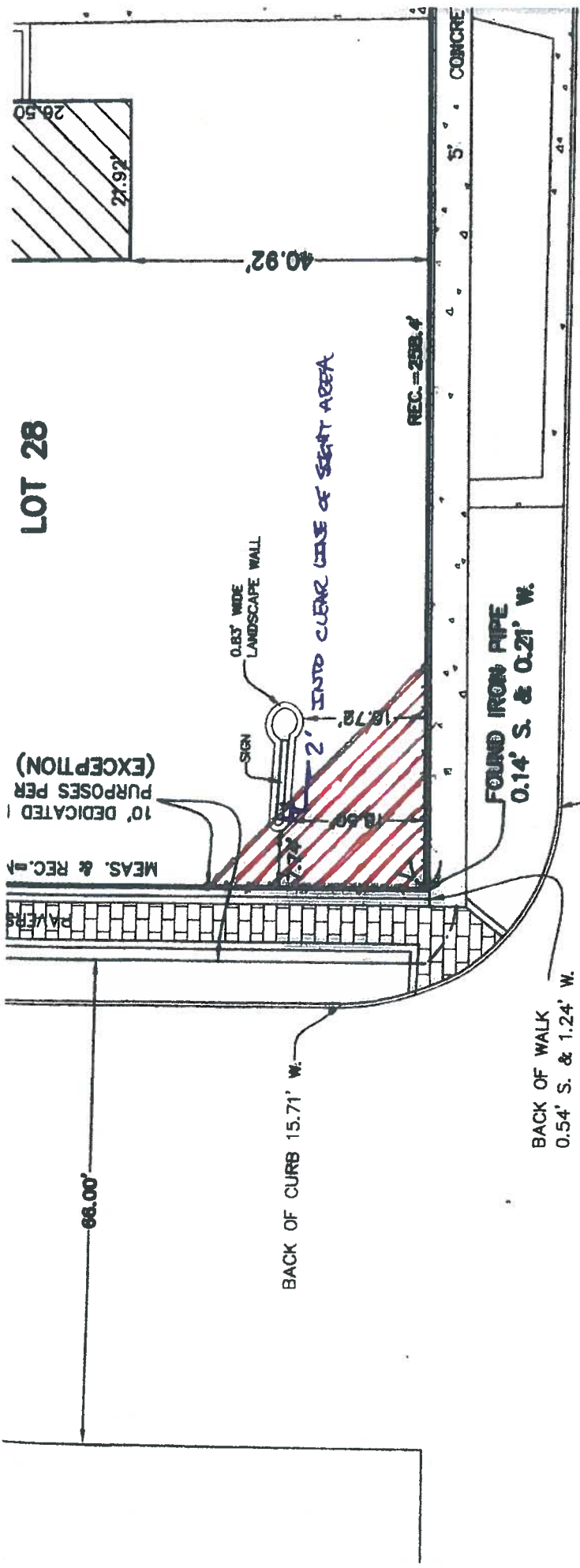
JAMES W. GENTLE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 001-00000000
BY LICENSE EXPIRES NOVEMBER 30, 2004
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 194-000000



BASE SCALE: 1" = 40' FEET
DRAWN BY: JWG
CHECKED BY: JWG
SURVEYED BY: JWG
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT
ANY DIFFERENCE FOR BUILDING USE AND OTHER RESTRICTIONS NOT
TO BE CONSIDERED UNLESS SPECIFICALLY NOTED TO THE CONTRARY
ORDINANCE.

ORDER NO. 15-00000

LOT 28





October 23, 2013

**Mr. Matt Panfil
Senior Planner
Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148**

RE: Case PC 13-17 / First United Methodist Church

Dear Mr. Panfil:

On behalf of our client, First United Methodist Church of Lombard, we would like to request that the first reading regarding the above referenced variation request be waived by the Village Board. We submit this request in order to expedite the production and installation of the proposed sign, as the congregation would like it to be installed before Christmas if at all possible.

We are aware of the conditions recommended by the Planning Commission that would require the Proposed new sign to be placed 2' east of the existing location, and we will happily comply.

Thank you for your time and that of the other members of the Planning Commission and the Village Board.

Regards,

Pamela Lohman

**Pamela Lohman
Director Sales & Marketing
Chicagoland Signs Corp.**

**1020 W. Fullerton Avenue, Suite B
Addison, IL 60101
P: 630.543.7088
F: 630.543.7188
www.ChicagolandSigns.com**

ORDINANCE NO. _____

**AN ORDINANCE GRANTING APPROVAL OF VARIATIONS ASSOCIATED WITH A
FREESTANDING SIGN AND AUTOMATIC CHANGEABLE COPY SIGNAGE
IN THE B5A DOWNTOWN PERIMETER DISTRICT**

(PC 13-17: 155 S. Main Street)

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, an application requests approval of a variation from Section 153.208 (H) to allow for a sign to be located within a clear line of sight area, a variation from Section 153.210 to allow for an Automatic Changeable Copy Sign to be located on a property with less than 500 lineal front footage, a variation from Section 153.210 (E) to allow for a thirteen (13) square foot Automatic Changeable Copy Sign where nine (9) square feet is the maximum permitted, and a variation from Section 153.508 (B)(6)(b)(ii) to allow for a thirty-seven and one-half (37.5) square foot freestanding sign where thirty (30) square feet is the maximum permitted when the principal structure on the zoning lot is set back at least thirty feet (30') from the property line within the B5A Downtown Perimeter District; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on October 21, 2013 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval, in part, of the variations 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:

Ordinance No. _____

Re: PC 13-17

Page 2

SECTION 1: That the variations are hereby granted from Section 153.210 to allow for an Automatic Changeable Copy Sign to be located on a property with less than 500 lineal front footage, a variation from Section 153.210 (E) to allow for a thirteen (13) square foot Automatic Changeable Copy Sign where nine (9) square feet is the maximum permitted, and a variation from Section 153.508 (B)(6)(b)(ii) to allow for a thirty-seven and one-half (37.5) square foot freestanding sign where thirty (30) square feet is the maximum permitted when the principal structure on the zoning lot is set back at least thirty feet (30') from the property line within the B5A Downtown Perimeter district, all other variation requests were denied.

SECTION 2: This ordinance is limited and restricted to the property generally located at 155 S. Main Street, Lombard, Illinois, and legally described as follows:

THE SOUTH 83.00 FEET OF THE EAST 138.40 FEET OF LOT 27 IN BLOCK 22 AND THE WEST 120.00 FEET OF LOT 27 IN BLOCK 22, LOTS 28 AND 29 (EXCEPT THE WEST 10.00 FEET DEDICATED FOR PUBLIC ROAD PURPOSES PER DOCUMENT NO. R2006-5717), ALL IN BLOCK 22 IN THE RESUBDIVISION BY N. MATSON AND OTHERS, OF BLOCKS 21, 22, 23, 24, 25, 26, 32, 33, 34, 35 AND 37 AND PARTS OF BLOCKS 29 AND 36 IN THE ORIGINAL TOWN OF LOMBARD, IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE SAID SUBDIVISION RECORDED OCTOBER 13, 1873 AS DOCUMENT 16948, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-08-111-037

SECTION 3: The variations set forth in Section 1 above shall be granted subject to compliance with the following conditions:

1. The relief is for the variations heretofore listed as items two, three, and four only. The relief is not for the location of a freestanding sign within a clear line of sight area.
2. The petitioner shall construct the sign in substantial conformance with the plans and elevations, prepared by Chicagoland Signs, Corp. and Gentile & Associates, Inc., dated September 20, 2013 and September 26, 2013 respectively and the relief shall be limited as follows:
 - a. A variation from Section 153.210 to allow for an automatic changeable copy sign to be located on a property with less than 500 lineal front footage;

Ordinance No. _____

Re: PC 13-17

Page 3

- b. A variation from Section 153-210 (E) to allow for a thirteen (13) square foot automatic changeable copy sign to exceed the maximum permitted nine (9) square feet; and
 - c. A variation from Section 153.508 (B)(6)(b)(ii) to allow for a 37.5 square foot freestanding sign to exceed the maximum permitted thirty (30) square feet when the principal structure on the zoning lot is set back at least thirty feet (30') from the property line within the B5A Downtown Perimeter Zoning District.
- 3. Any future signs, including this sign, involving the subject property shall apply for and receive a building permit. The permit will be reviewed in connection with the aforementioned conditions.
 - 4. The petitioner shall satisfactorily address all comments noted within the IDRC Report.
 - 5. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the sign is not constructed operating by said date, this relief shall be deemed null and void.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed on first reading this _____ day of _____, 2013.

First reading waived by action of the Board of Trustees this _____ day of _____, 2013.

Passed on second reading this _____ day of _____, 2013.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2013.

Ordinance No. _____
Re: PC 13-17
Page 4

Keith Giagnorio, Village President

ATTEST:

Janet Downer, Deputy Village Clerk

Published in pamphlet from this ____ day of _____, 2013.

Janet Downer, Deputy Village Clerk