



Village of Lombard

Village Hall
255 East Wilson Ave.
Lombard, IL 60148
villageoflombard.org

Minutes

Zoning Board of Appeals

*John DeFalco, Chairperson
Mary Newman, Raymond Bartels,
Greg Young, Keith Tap,
Ed Bedard and Val Corrado
Staff Liaison: Michael Toth*

Wednesday, April 25, 2012

7:30 PM

Village Hall Community Room

Call to Order

Chairperson DeFalco called the meeting to order at 7:30 p.m.

Pledge of Allegiance

Chairperson DeFalco led the Pledge of Allegiance.

Roll Call of Members

Present 5 - Trustee John DeFalco, Mary Newman, Raymond Bartels, Greg Young, and Keith Tap
Absent 2 - Ed Bedard, and Val Corrado

Also present: Michael Toth, Planner I.

Public Hearings

[120213](#)

ZBA 12-02: 401 S. Main Street

Requests that the Village grant a variation from Section 153.505(B)(6) (b)(1) of the Lombard Sign Ordinance to allow an eighty-four (84) square foot freestanding sign where fifty (50) square feet is allowed in the B3 - Community Shopping District. (DISTRICT #5)

Chairperson DeFalco opened the meeting for public comment.

Rob Whitehead, Olympic Signs, presented the petition. Mr. Whitehead stated that he was hired by the business owner to reface the existing sign that was damaged in a storm event. He stated that the sign will contain a manual changeable copy element. He added that they looked to obtain a variation to bring the sign into conformance with Code. He then stated that they also plan to change the lighting and paint the sign, which will make it look nice.

Chairperson DeFalco asked if there was anyone present to speak in favor or against the petition. There was nobody to speak in favor or against the petition.

Michael Toth, Planner I, entered the staff report into the public record in its entirety and stated that staff is recommending approval of ZBA 12-02, subject to the three conditions outlined in the staff report.

Chairperson DeFalco then opened the meeting for discussion by the Board Members.

Mr. Bartels asked if the sign will be the same square footage as what previously existed.

Mr. Whitehead stated that the sign will be the same size.

Mr. Bartels asked when the sign was damaged.

Chairperson DeFalco referred to the staff report and mentioned that the sign was damaged in October 2010.

Mr. Young asked why the sign was abandoned for so long.

Mr. Whitehead stated that the owner has been exploring a number of options. He then stated that the owner was considering an electronic message board sign.

Chairperson DeFalco then briefly discussed the history of the subject sign.

Mr. Bartels asked if there are other signs in the same vicinity that are of similar size.

Mr. Toth stated that there are a number of signs of similar signs located along South Main Street. He then stated that the larger signs are typically associated with shopping center signs that include a number of different tenant panels.

A motion was made by Raymond Bartels, seconded by Mary Newman, that this matter be recommend to the Corporate Authorities for approval subject to the following conditions:

- 1. The sign shall be built in accordance with the sign rendering prepared by Olympic Signs Inc., dated February 7, 2012.**
- 2. The petitioner shall apply for and receive a building permit for the proposed plans.**

3. All comments in the Inter-Departmental Review Committee Report shall be satisfactorily addressed.

The motion carried by the following vote:

Aye: 5 - John DeFalco, Mary Newman, Raymond Bartels, Greg Young, and Keith Tap

Absent: 2 - Ed Bedard, and Val Corrado

Business Meeting

Approval of Minutes

A motion was made by Keith Tap, seconded by Mary Newman, to approve the minutes of the February 22, 2012 meeting. The motion passed by an unanimous vote.

Planner's Report

New Business

Unfinished Business

Adjournment

The meeting adjourned at 7:40 p.m.

*John DeFalco, Chairperson
Zoning Board of Appeals*

*Michael Toth, Planner I
Zoning Board of Appeals*