

**VILLAGE OF LOMBARD**  
**INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission

HEARING DATE: March 24, 2008

FROM: Department of  
Community Development

PREPARED BY: Jennifer Backensto, AICP  
Planner II

**TITLE**

**SPA 08-04ph; 111 S. Park Avenue (Elmhurst Memorial Healthcare/Lombard Bible Church Planned Development):** The petitioner, Lombard Bible Church, requests Site Plan Approval with a deviation from Section 153.219 (A) of the Lombard Sign Ordinance to increase the permitted sign area for an institutional wall sign from 32 square feet to 78.5 square feet, located within the B5 Central Business District.

**GENERAL INFORMATION**

Petitioner/Property Owner: Lombard Bible Church  
111 S. Park Avenue  
Lombard, IL 60148

**PROPERTY INFORMATION**

Existing Land Use: Religious institution

Size of Property: 1.38 acres

Comprehensive Plan: Recommends mixed use medium-density residential and commercial; public and institutional

Existing Zoning: B5PD Central Business District, Elmhurst Memorial Healthcare/  
Lombard Bible Church Planned Development

Surrounding Zoning and Land Use:

North: B5 Central Business District – developed as Union Pacific railroad tracks and Metra station, office and retail uses

South: B5PD Central Business District Planned Development – developed as Elmhurst Memorial Lombard Health Center

East: B5 Central Business District – developed as commuter parking, mixed use hair salon and residential, The Lombardian office

West: CR Conservation Recreation District – developed as Helen Plum Library and Lilacia Park

## **ANALYSIS**

### **SUBMITTALS**

This report is based on the following documents filed with the Department of Community Development on February 27, 2008:

1. Petition for Public Hearing.
2. Sign drawing prepared by Sign Palace Inc., dated February 19, 2008.
3. Photo of previous sign.

### **DESCRIPTION**

The petitioner is requesting signage relief to replace the 40-year old sign on the south elevation of the building with a new, internally illuminated channel letter sign. The proposed sign is 78.5 square feet where a maximum of 32 square feet is allowed; therefore, a deviation is requested.

### **INTER-DEPARTMENTAL REVIEW COMMENTS**

#### **FIRE AND BUILDING**

Fire and Building have no comments.

#### **PUBLIC WORKS**

The Public Works Engineering and Utilities Divisions Division have no comments on the petition.

#### **ENGINEERING**

The Private Engineering Services Division has reviewed this project and has no comments on the petition.

#### **PLANNING**

Previous public hearings for this property included approvals for a building addition and a detached garage, as well as a conditional use for a religious institution and parking deviation that were part of the Elmhurst Memorial Healthcare/Lombard Bible Church Planned Development approval (PC 03-33).

#### **Compatibility with the Comprehensive Plan**

The Comprehensive Plan identifies the site for public and institutional uses. The existing use is therefore consistent with the Comprehensive Plan.

#### Compatibility with the Surrounding Land Uses

The subject property is bordered on the east and south by other commercial uses. Lilacia Park is to the west of the site, and the sign will be directly facing the Lombard Historical Society (approximately 500 feet to the south). The signage request is generally compatible with the surrounding land uses.

#### Compatibility with the Sign Ordinance

The petitioner is proposing a single wall sign on the south elevation of the building. Although the size of the channel letters (just under 38 square feet) will not be significantly different from the existing sign, the church wishes to add a graphic element above the text. The graphic element on its own is only nine square feet, but its placement increases the total area of the sign to 78.5 square feet where a maximum of 32 square feet is allowable by code.

Staff can support this request due to the unique placement of the signage. The sign abuts the parking lots for Lombard Bible Church and Elmhurst Memorial Lombard Health Center, providing a 500-foot buffer between the sign and the Lombard Historical Society. Although the sign will continue to be visible from the single-family residence at 15 W. Maple Street, the distance between the two structures is so great that the increase in sign area should not have a noticeable impact on the residence.

The sign is of a channel letter design rather than a box-type sign, so the actual illuminated surface area is minimized. The white channel letters are also compatible with the white channel letter signage used by Elmhurst Memorial Lombard Health Center, providing a consistent appearance throughout the planned development.

### **FINDINGS AND RECOMMENDATIONS**

Based on the above findings, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the proposed deviation does comply with the standards required by the Lombard Zoning and Sign Ordinances; and, therefore, I move that the Plan Commission adopt the findings included within the Inter-department Group Report as the findings of the Lombard Plan Commission and the signage is consistent with the previously approved Elmhurst Memorial Healthcare/Lombard Bible Church Planned Development and that granting the deviation is in the public interest, and therefore **approve** SPA 08-04ph, subject to the following condition:

1. The petitioner shall construct the proposed wall sign in conformance with the submitted plans, prepared by Sign Palace Inc. and dated February 19, 2008, and made as part of this request.

Lombard Plan Commission  
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Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Assistant Village Manager/Director of Community Development

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