

July 31, 2017

Title

PC 17-26

Petitioner

Village of Lombard
255 E Wilson St
Lombard, IL 60148
Lamar Advertising Company
1770 W 41st Ave
Gary, IN 46408

Property Owner

Village of Lombard

Property Location

625 W Glen Oak Road
05-12-209-005
Trustee District #1

Zoning

CR

Existing Land Use

Institutional

Comprehensive Plan

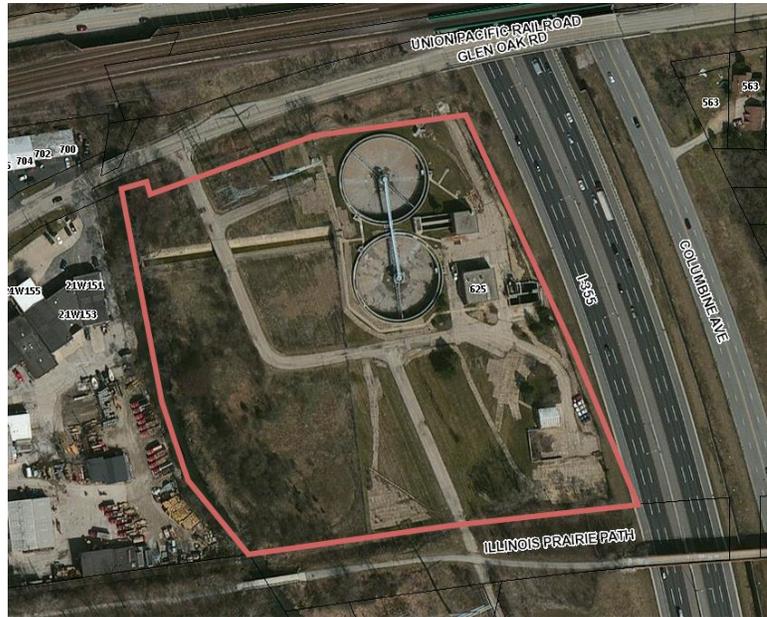
Public and Institutional

Approval Sought

Rezone subject property from Conservation/Recreational District to the I Limited Industrial Zoning District. Conditional use to allow for up to two off-premise interstate signs on the subject property.

Prepared By

William J. Heniff, AICP
Director of Community
Development



LOCATION MAP

PROJECT DESCRIPTION

The petitioners, the Village of Lombard and Lamar Advertising Company, are proposing to establish an off-premise interstate sign at 625 W. Glen Oak Road. The petitioners have submitted this request along with companion requests for text amendments to the Sign Ordinance (PC 17-23) and to the Zoning Ordinance (PC 17-24).

APPROVAL(S) REQUIRED

Approve a map amendment to rezone the subject property from the Conservation/Recreational (C/R) District to the I Limited Industrial Zoning District; and

Grant conditional uses, pursuant to Sections 155.208(C) and proposed Section 155.420(C)(42) of the Zoning Ordinance allow for up to two off-premise interstate signs on the subject property.

EXISTING CONDITIONS

The subject property is currently occupied by the Glenbard Wastewater Authority treatment plant. It is a gated property not open to the general public. Although zoned as Conservation/Recreation, the majority of the subject property is a grass surface rather than natural wildlife or used by the sewage treatment facility for industrial purposes.

PROJECT STATS

Lot & Bulk

Parcel Size: 9.41 acres

Submittals

1. Petition for a public hearing;
2. Response to Standards for a Conditional Use, prepared by the petitioners;
3. Subject Property Location Map, prepared by Village Staff, dated July 11, 2017;
4. Plat of Survey, prepared by Ruettiger, Tonelli & Associates Inc., dated July 7, 2017;
5. I-355 Northbound Sign 2 Picture, prepared by Lamar Advertising Company, dated July 11, 2017;
6. 563 Glen Oak Road Sign 2 Picture, prepared by Lamar Advertising Company, dated July 11, 2017;
7. East Side of Columbine Avenue Sign 3 Picture, prepared by Lamar Advertising Company, dated July 11, 2017;
8. 563 Glen Oak Road Sign 3 Picture, prepared by Lamar Advertising Company, dated July 11, 2017;
9. I-355 Southbound Sign 3 Picture, prepared by Lamar Advertising Company, dated July 11, 2017;
10. Lighting Analysis Memo (N/O Illinois Prairie Path), prepared by Daktronics, dated February 28, 2017;
11. Lighting Analysis Graph (N/O Illinois Prairie Path), prepared by Daktronics, dated February 20, 2017;
12. Lighting Analysis Memo (S/O Illinois Prairie Path), prepared by Daktronics, dated February 28, 2017;

The subject property cannot be seen from the Prairie Path located to the east of I-355 due to foliage and the covered fence on the path/bridge going over I-355.

Access to the site is from Glen Oak Road. This condition will stay the same.



PROJECT STATS

Submittals Continued

13. Lighting Analysis Graph (S/O Illinois Prairie Path), prepared by Daktronics, dated February 20, 2017;
14. Milton Township 1959 Zoning District Map, prepared by DuPage County Staff, dated April 1959;
15. York Township 1959 Zoning District Map, prepared by DuPage County Staff, undated
16. Lombard Water Plant Tree Location Map, prepared by Lamar Advertising Company, dated July 11, 2017;
17. Glenbard Water Plant Tree Location Map, prepared by Lamar Advertising Company, dated July 11, 2017.



INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no issues or concerns regarding the project at this time.

Fire Department:

The Fire Department had no issues.

Private Engineering Services:

Private Engineering Services (PES) notes that any constructed fences shall not block water drainage.

Public Works:

The Department of Public Works has no issues or concerns regarding the project at this time.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	CR	Railroad right of way, roadways and Regional Open Space
South	CR	Transportation – Other Utilities (Illinois Prairie Path)
East	R2	Interstate 355, Route 53 and Single Family Residential east of roadways
West	Unincorporated	Commonwealth Edison transmission right-of-way and industrial uses

The subject property is located just south of Glen Oak Road and east of I-355 in the Conservation/Recreational District. The principal use of the underlying property remains functionally unchanged as the subject site is currently used for industrial purposes as a sewage treatment plant. Staff finds the proposed off-premise interstate signs are compatible with the surrounding Conservation/Recreational zoned properties because these sites are mostly used for industrial purposes. The signs are also compatible with the nearby single family residential properties because the sign structures will be located on the other side of both IL Route 53 and I-355. Additionally, the majority of the sign structures cannot be seen from most properties along IL Route 53. The sign structures are also significantly shorter in height than the nearby Commonwealth Edison high-voltage transmission lines. Finally, staff finds the proposed off-premise interstate signs will not be detrimental to nearby residents, given their distance.

2. Comprehensive Plan Compatibility

The properties are zoned Conservation/Recreational (C/R) District. The existing 2014 Comprehensive Plan designates the GWA site as public and institutional while the property north of Crescent Blvd. is designated for open space purposes. In consideration of the signage request, the principal use of the underlying properties remains functionally unchanged as both sites are currently used for utility purposes.

3. *Zoning & Sign Ordinance Compatibility*

Rezoning

Any off-premise interstate signs along Illinois interstate highways require approval of the Illinois Department of Transportation (IDOT). IDOT has provisions that limit such billboard to properties that had M-1 (manufacturing) zoning as of 1959. They also require that such signs must also have industrial zoning at this time. An argument can be made that the C/R designation does not properly reflect the use as the Route 53 storm water facility and the abutting Commonwealth Edison transmission lines have much more in common with industrial zoning activities than recreational uses. The abutting I-355 right-of-way also limits the desirability of this area for any active recreational uses. Additionally, the properties west of I-355 along Hill Avenue before they were disconnected in 2010 by the Village consist of contractors' establishments and cellular towers that were previously zoned I Limited industrial, and are still utilized in that manner. As such, a map amendment changing the zoning to the I Limited Industrial District would not be inconsistent with surrounding land uses, the actual uses on the property and would be more in alignment with the purpose and intent of the respective districts.

Conditional Use

Per PC 17-23 and PC 17-24, if approved, a conditional use permit is also required. As noted above, the proposed sign would not be inconsistent with the surrounding land uses. The site is quite unique in the community as its location at the far west end of the community is far removed from more active commercial area and most residential areas. Additionally, the closest residential locations to the proposed signage would be on the east side of I-355, in which a noise wall does obscure much of the proposed sign based upon the exhibits. As such, the primary visibility will be for motorists on I-355 – the primary intended view of the signs. Given the uniqueness of this site, placement of the signage at this location should not negatively impact neighboring properties.

FINDINGS & RECOMMENDATIONS

Staff finds that the proposed off-premise interstate signs are consistent with their surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for off-premise interstate signs and finds that the proposed use **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 17-26:

Based on the submitted petition and the testimony presented, the proposed map amendments and conditional use do comply with the standards required by the Village of Lombard Zoning Ordinance and that granting their approval is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 17-26, with the conditional use approval subject to the following conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall apply for and receive a building permit for the proposed signage and any related structures.

Inter-Departmental Review Committee Report approved by:

William J. Heniff, AICP
Director of Community Development

c. Petitioner

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VIII. STANDARDS FOR MAP AMENDMENTS (REZONINGS)

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards should be provided for all map amendments (rezonings) of the Lombard Zoning Ordinance.

SECTION 155.103 (E)(8)(a) OF THE LOMBARD ZONING ORDINANCE:

Where a map amendment is proposed, the Plan Commission shall make findings based upon the evidence presented to it in each specific case with respect to, but not limited to, the following matters:

1. Compatibility with existing uses of property within the general area of the property in question;

Staff finds that the existing use of the subject property is already industrial in nature and is compatible with the existing land uses nearby.

2. Compatibility with the zoning classification of property within the general area of the property in question;

The subject property is already being used for industrial purposes such that the rezoning will not result in a significant change of use.

3. The suitability of the property in question to the uses permitted under the existing zoning classification;

The existing use as a wastewater treatment facility has more in common with an Industrial zoning classification than the existing Conservation/Recreational zoning classification.

4. Consistency with the trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification;

The subject site is currently used for industrial purposes as a wastewater treatment facility. The proposed use is consistent with the existing use and the trend of development.

5. The compatibility of the surrounding property with the permitted uses listed in the proposed zoning classification;

The surrounding property consists of regional open space, forest, federal interstate highway, and single family residential properties. The properties with regional open space, forest, and federal interstate highway uses are compatible with the permitted uses in the proposed industrial zoning. Since the single family residential properties are located across both I-355 and IL Route 53, they will not be severely impacted by the rezoning.

6. The objectives of the current Comprehensive Plan for the Village of Lombard and the impact of the proposed amendment of the said objectives;

The 2014 Village Comprehensive Plan designated the property as Open Space/Recreational, but its current use has been and will continue to be more industrial in nature.

7. The suitability of the property in question for permitted uses listed in the proposed zoning classification.

The proposed use of an off-premise interstate sign is conditional in the I-Limited Industrial District.

VII. STANDARDS FOR CONDITIONAL USES

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards should be provided for all conditional uses of the Lombard Zoning Ordinance.

SECTION 155.103 (F)(8) OF THE LOMBARD ZONING ORDINANCE:

No conditional use shall be recommended by the Plan Commission unless it finds:

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 off-premise interstate signs will be located on the other side of both I-355 and IL Route 53. The nearest residential homes are along IL Route 53, so the proposed location of the off-premise signs will not be detrimental to or endanger these residents.

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;

The placement of off-premise interstate signs will not be injurious to the nearby Conservation/Recreational zoned properties since these are either used for industrial purposes or they are forest area. The nearby R2 single family residential homes will not be impacted because the sign structures will be located across both IL Route 53 and I-355, making its visibility from these properties limited.

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;

The subject property is currently surrounded by either recreational open space or a federal interstate highway. The establishment of off-premise interstate signs on the subject property will not impact the development and improvement of surrounding properties.

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

This condition has already been satisfied.

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 addition of off-premise interstate signs to the subject property will not increase the amount of traffic to the site.

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

The proposed off-premise interstate signs are consistent with the Comprehensive Plan's recommendation of identifying key development parcels that have the opportunity to contribute most to the Lombard economy.

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 off-premise interstate signs shall conform to all zoning and building regulations.