

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

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

**TO :** PRESIDENT AND BOARD OF TRUSTEES

**FROM:** Scott Niehaus, Village Manager

**DATE :** September 26, 2017                      **(BOT) Date:** October 5, 2017

**SUBJECT:** PC 17-31: 799 E. Butterfield Road, Starbucks

**SUBMITTED BY:** William J. Heniff, AICP, Director of Community Development

**BACKGROUND/POLICY IMPLICATIONS:**

Your Plan Commission requests the Village grant a variance from Section 153.505(B)(19)(b)(i)(a) of the Lombard Sign Ordinance to allow for wall signs of seventy-seven (77) square feet in area, where thirty-five (35) square feet is allowed.

The Plan Commission recommended approval of this petition by a vote of 5-0. Please place this petition on the October 5, 2017 Board of Trustees agenda with a waiver of first reading as requested by the petitioner.

**Fiscal Impact/Funding Source:**

Review (as necessary):

Finance Director \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager \_\_\_\_\_ Date \_\_\_\_\_


**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:** Scott R. Niehaus, Village Manager

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

**MEETING DATE:** October 5, 2017

**SUBJECT:** PC 17-31, 799 E. Butterfield Road

Please find the following items for Village Board consideration as part of the October 5, 2017 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 17-31;
3. An Ordinance granting approval of the requested sign variance.

The Plan Commission recommended approval of this petition by a vote of 5-0. Please place this petition on the October 5, 2017 Board of Trustees agenda with a waiver of first reading as requested by the petitioner.



## VILLAGE OF LOMBARD

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[www.villageoflombard.org](http://www.villageoflombard.org)

October 5, 2017

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Sharon Kuderna

**Trustees**  
Dan Whittington, Dist. 1  
Michael A. Fugiel, Dist. 2  
Reid Foltyniewicz, Dist. 3  
Bill T. Johnston, Dist. 4  
Robyn Pike, Dist. 5  
William "Bill" Ware, Dist. 6

**Village Manager**  
Scott R. Niehaus

*"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."*

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

**Subject: PC 17-31, 799 E. Butterfield Road**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition, the petitioner, Starbucks, requests that the Village grant a variance from Section 153.505(B)(19)(b)(i)(a) of the Lombard Sign Ordinance to allow for wall signs of seventy-seven (77) square feet in area, where thirty-five (35) square feet is allowed.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on September 18, 2017. Sworn in to present the petition were the petitioner Malisa Crow and Jennifer Ganser of the Village of Lombard.

Chairperson Ryan read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, he proceeded with the petition.

Ms. Crow said she is representing Starbucks and asking for additional wall signage square feet. They will be located on a busy road and the signage will assist with visibility. She said the front footage is thirty-five feet and the exterior footage is ninety feet.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. Starbucks requests a variance for additional wall signage. The subject property is currently under construction with two retail buildings and was approved as PC 15-26. The proposed sign plan shows seventy-seven square feet of wall signage. Village Code allows for signage of one times the lineal front footage of the tenant space, which is thirty-five feet. Code also allows exterior tenants to have additional signage if they abut another street, however previous Village Code allowed for all exterior tenants to have additional signage. Staff removed this section recently, which necessitates a variance for Starbucks. Staff may bring forth a future text amendment to correct this in the future. In SPA 04-01, the Starbucks at 2370 Fountain Square Drive received a variance for additional wall signage, bringing their total to one hundred and fourteen square feet. The informational/directional signs meet Code. The drive thru menu board signage is not regulated; however the property did receive a conditional use for a drive thru during PC 15-26.

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

On a motion by Commissioner Burke, and a second by Commissioner Flint, the Plan Commission voted 5-0 to recommend that the Village Board approve the petition associated with PC 17-31, subject to four (4) conditions.

1. The petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. Pursuant to the Zoning Ordinance, the signage shall be installed within one (1) year from the date of approval of the ordinance, unless a time extension been granted by the Village Board. This approval shall become null and void twelve (12) months from the date of approval if the proposed signage is not completed or an extension has been granted; and
4. The petitioner shall be required to apply for and receive building permits for any improvements to the site.

Respectfully,

**VILLAGE OF LOMBARD**

Donald Ryan, Chairperson  
Lombard Plan Commission  
c. Lombard Plan Commission

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING VARIATIONS TO THE  
LOMBARD SIGN ORDINANCE FOR ADDITIONAL WALL  
SIGNAGE FOR THE PROPERTY AT 799 E. BUTTERFIELD  
ROAD**

(PC 17-31: Starbucks, 799 E. Butterfield Road)

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, the Subject Property, as described in Section 2 below, is zoned B3 Community Shopping District; and,

WHEREAS, an application has heretofore been filed requesting approval from Section 153.505(B)(19)(b)(i)(a) of the Lombard Sign Ordinance to allow for wall signs of seventy-seven (77) square feet in area, where thirty-five (35) square feet is allowed;

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on September 18, 2017, pursuant to appropriate and legal notice; and,

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

**SECTION 1:** That the variations as set forth are hereby granted for the Subject Property legally described in Section 2 below:

**SECTION 2:** That this ordinance is limited and restricted to the subject property generally located at 799 E. Butterfield Road, Lombard, Illinois, and more specifically legally described as set forth below:

LOT 2 IN FREED SUBDIVISION, BEING A SUBDIVISION IN SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 1982 AS DOCUMENT R82-44604, IN DUPAGE COUNTY, ILLINOIS

Parcel Identification Number(s): 06-29-201-007; (the "Subject Property")

**SECTION 3:** This ordinance shall be granted subject to compliance with the following conditions:

1. The petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report that were prepared by Hilton Displays, dated 4/20/17 with a revised date of 7/27/17;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. Pursuant to the Zoning Ordinance, the signage shall be installed within one (1) year from the date of approval of the ordinance, unless a time extension been granted by the Village Board. This approval shall become null and void twelve (12) months from the date of approval if the proposed signage is not completed or an extension has been granted; and
4. The petitioner shall be required to apply for and receive building permits for any improvements to the site.

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

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2017, pursuant to a roll call vote as follows:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Re: PC 17-31

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Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Keith T. Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Sharon Kuderna, Village Clerk





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Steger, IL 60475  
(708)754-6366  
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September 20, 2017

RE: Starbucks 777 Butterfield Road, Lombard, IL. 60418

To whom it may concern,

Please use this document as a formal request to waive one of the two required Village of Lombard Board meetings for the Starbucks #2716 proposed signage. Starbucks #2716 is slotted to open November 9, 2017. The proposed signage cannot be put into production until the required permits are obtained. The signage production requires 4-8 weeks and the install will take up to one week. Thank you in advance for your consideration in this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Jody Yonan".

Jody Yonan  
Office Coordinator