



Village of Lombard

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

Meeting Minutes Plan Commission

Donald F. Ryan, Chairperson
Commissioners: Ronald Olbrysh,
Martin Burke, Ruth Sweetser,
Stephen Flint and John Mrofcza
Staff Liaison: Jennifer Ganser

Monday, July 31, 2017

7:00 PM

Village Hall - Board Room

SPECIAL MEETING

Call to Order

Chairperson Ryan called the meeting to order at 7:00 p.m.

Pledge of Allegiance

Chairperson Ryan led the Pledge of Allegiance.

Roll Call of Members

Present 4 - Ronald Olbrysh, Martin Burke, John Mrofcza, and Stephen Flint

Absent 1 - Ruth Sweetser

Also present: William Heniff, Director of Community Development,
Jennifer Ganser, AICP, Assistant Director of Community Development;
and Jason Guisinger, legal counsel to the Plan Commission.

Public Hearings

[170271](#)

PC 17-19: Sign Deviations, Yorkbrook Business Park at Eisenhower Lane

Requests that the Village grant a conditional use for a planned development with a deviation to Section 153.208 (H) to allow for signs in the clear line of sight area. (DISTRICT #3)

Sworn in to present the petition were the petitioners Maria Kuhlman 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. Kuhlman said she is the property manager for 18 of the buildings. Their goal is to place consistent signage in size and location to help guide traffic.

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. Staff has been working with Parvin-Clauss Sign Company regarding signs located at the Yorkbrook Business Park. The majority of the properties within the business park are owned by a single owner that would like for the area to have similar sign designs and locations for consistency and ease of wayfinding. The business park's unique parking lot and curb cut layout leaves little space for some signs to be located outside from the clear line of sight area. Furthermore, the required ten foot (10') setback would place some proposed signs within existing parking spaces. Staff worked with the petitioner to move some signs, but others could not be moved. Eisenhower Lane is a unique street. This circular road is only accessed by those needing to be on Eisenhower Lane, it is not used for short-cuts or to access other roads. There is little pedestrian traffic on Eisenhower Lane and our engineer noted that most driveway widths are greater than Village Code allows (at 35'). Lastly, the signs are intended to help motorists by listing the addresses and business names.

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

Commission Olbrysh stated he is ok with the petition and noted that is difficult to find businesses in the park currently.

On a motion by Commissioner Olbrysh, and a second by Commissioner Burke, the Plan Commission voted 4-0 to recommend that the Village Board approve the petition associated with PC 17-19, subject to three (3) conditions.

1. Any future free-standing signs shall be in accordance with, or compatible with, the sign plan prepared by Parvin-Clauss, dated April 28, 2017, and made a part of this petition.

The motion carried by the following vote:

2. A building permit shall be required for each new sign proposed within the planned development.

3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.

The motion carried by the following vote:

Aye: 4 - Ronald Oblrysh, John Mrofcza, Stephen Flint and Martin Burke

Nay: 0

Absent: 1 - Ruth Sweetser

PC 17-23 through 17-26

Prior to the start of the public hearing testimony, Chairperson Ryan noted that the four zoning requests would be heard together and that at the end of the public hearing process, the Plan Commission would vote on each matter separately.

William Heniff, Community Development Director, presented the petition noting that the Village of Lombard and Lamar Companies are joint petitioners. The Village will be considering this matter from two perspectives, as the Village is the property owner of the land in which the proposed signs are proposed to be located. He referenced the four staff IDRC reports and summary memorandum which were to be submitted into the public record in their entirety. He also referenced and utilized a companion PowerPoint presentation.

He offered an initial background regarding the petition. In December, 2013, the Village was approached by Lamar Companies to explore opportunities to construct and operate automatic changeable copy (ACC) off-premises billboard signs on selected Village owned properties. They are seeking approvals for one such sign on a tract north of Crescent and up to two additional signs on the south side of Glen Oak Road/Hill Avenue where Glenbard Wastewater Authority (GWA) has an operating treatment plant. He noted that per the proposed text amendments, the signs are intended to be deemed and described as "off-premise interstate signs."

Lamar intends on constructing one ACC board on each of the three proposed off-premise interstate signs. The opposite side of the respective ACC sign board component is intended to have a static copy sign face at the time of initial installation. However, they would like the legal ability to change the static copy sign face to an ACC one at some point during the life of the lease, when or if market conditions dictate. As such the petition is being set up to address both options and scenarios.

He then offered the past timeline between the Village and Lamar. In August, 2014, the Village Board entered into an agreement with Lamar Companies to compensate the Village for any legal review costs associated with any lease proposal reviews. Staff has been engaged with Lamar Companies and the Village has been working on the framework of any such agreement. The extensive time period for discussion and review included and is related to determining the

operating parameters of the agreement and financial considerations. Lamar was also undertaking engineering studies of the subject properties in 2016 as part of their due diligence process. In early 2017 the framework of lease agreements was completed. In March, 2017 DuPage County Stormwater submittal was made. In June, 2017, Glenbard Wastewater Authority EOC review and consent was conducted.

Staff also brought the concept before the Plan Commission in 2015 for initial discussion. The Plan Commission expressed concerns about the proposal and Lamar has been trying to address the concerns within their request. He noted that the draft agreements would require all requisite hearings be held and all approvals be in place prior to adoption of the lease agreements.

While not directly related to the requested zoning actions being considered as part of this petition, Lamar Companies will be obligated to remove two legal non-conforming static billboard signs located at 330 and 920 E. Roosevelt Road prior to or concurrent with the installation of any new signs approved as part of these petitions - this would be a condition of the proposed lease agreement.

Mr. Heniff discussed the actions required for PC Cases 17-23, 17-24, 17-25, and 17-26. For PC 17-23, definitions for Federal Interstate Highway, Nit, and Off-Premise Interstate Sign needed to be added to provide clarity to future users on the code regulations. He then discussed regulations for Off-Premise Interstate Signs. He noted that they would be limited to the I Limited Industrial Zoning District and must abut a Federal Interstate Highway. They shall not be placed further than 100 feet from a Federal Interstate Highway. The highest point shall not exceed eighty-five (85) feet from grade. They must be placed at least five hundred (500) feet from another off-premise interstate sign. They shall be a back to back of less than 30 degree V-shape design, to minimize impact on neighboring properties. There shall be no projection over buildings. They shall not be stacked, tiered, or decked signs. There shall only be two opposite-direction sign faces. Non-conforming signs must go through conditional use process.

He then discussed off-premise interstate signs with an ACC component. Signs are permitted to change with intervals of ten seconds or longer. Signs shall freeze if a malfunction occurs. Signs shall adjust intensity in response to ambient lighting conditions. The maximum brightness during the day is 5,000 Nits; the maximum brightness at night is 300 Nits.

Mr. Heniff then discussed the proposed text amendments to the Zoning Ordinance for PC 17-24. Add definitions for Federal Interstate

Highway and Off-Premise Interstate Sign. Off-Premise Interstate Signs shall be considered a principal structure and a conditional use and shall only be located abutting a Federal Interstate Highway. The setback requirements along the Interstate will be waived, in order to encourage such signs to be as close to the interstate and away from other properties as possible.

Mr. Shawn Pettit from Lamar Companies then discussed how this project is 3.5 years in the making. In 1959 the subject properties were zoned M1. Therefore, billboards were allowable, but you needed to apply with the state for permit approval. There will be three leases for the signs and he discussed the three proposed sign locations.

He referenced the proposed initial ACC sign face directions as noted in the map in the PowerPoint presentation. The billboard near the Prairie Path will be amended so that the electronic portion faces north, away from the vegetation and path.

He discussed the existing zoning and the Comprehensive Plan land use and the stormwater regulations. The petition will seek approval of a map amendment/rezoning and conditional use approval to rezone the subject property at 630 Crescent Blvd. from Conservation/Recreational C/R to I Limited Industrial and to grant a conditional use to allow for Off-Premise Interstate Signs on the subject property. He noted the existing conditions of 630 Crescent Blvd. as noted by the picture in the PowerPoint presentation and the proposed sign visibility conditions along I-355 and IL Route 53.

Mr. Pettit then presented the map amendment/rezoning and conditional use approval for PC 17-26, which would rezone the subject property at 625 W. Glen Oak Rd. from C/R to I Limited Industrial and grant a conditional use to allow for up to two Off-Premise Interstate Signs on the subject property.

He then referenced the existing conditions of 625 W Glen Oak Rd as noted by the pictures in the presentation as well as along I-355 and IL Route 53. He noted the Commonwealth Edison wires are taller and showed views from homes on IL Route 53. He did note that the pictures were taken from grade.

Mr. Pettit discussed other items in the leases. Each respective lease would be negotiated and approved separately. Two static off-premise signs located along Roosevelt Road would be eliminated as a condition of approval. There is a co-location option for wireless facilities and an ability for community messaging.

Mr. Heniff also noted several other items for reference. Glenbard

Wastewater Authority has given their approval. The signs should not affect the Village use of Crescent Ave. station. He then referenced the letter submitted to the file from the Forest Preserve District of DuPage County that was passed out to the Plan Commissioners and made a part of the record.

He closed by noting that the sites are removed from residences, unlike Roosevelt Road. The full scope of the agreement between the Village and Lamar Companies is still subject to finalizing an agreement. Zoning approval is just one piece of the lease considerations that will be concurrently under review by the Village Board. Upon receiving a recommendation from the Plan Commission, staff will forward its recommendation to the Village Board for consideration prior to final approval of any leases.

The following questions were then offered by the Plan Commissioners. Commissioner Olbrysh asked if the Village will have any control over the type of advertisements on the proposed signs. Mr. Heniff responded that there have been some discussions regarding this matter with Lamar and it is possible to memorialize the types of advertisements in the lease agreement.

Commissioner Olbrysh asked how the Village would respond to the environmental concerns brought up by the Forest Preserve. Mr. Heniff responded that the memorandum discusses lighting and its impact. The signs will also be directed towards the streets and away from the Forest Preserve, also referencing that I-355 is a lighted tollway.

Commissioner Burke stated that during the workshop he noted this was not a desirable situation, and that the Village has been trying to remove billboards from Roosevelt Road and North Avenue for years. The billboard on Roosevelt Road is less noticeable than on I-355 because there's more of them and more noise (street lights, traffic signals, buildings) on Roosevelt Road. Mr. Burke is unsure if it is appropriate for Lombard to be the leader in this category. This is not a positive thing. It's not positive if it's on private property. The Forest Preserve asked about access. Mr. Burke asked for examples of Nits, and noted the picture from the shoulder, stating that Finley Road residents are further away and higher. Therefore the signs would be more visible. He also asked how is the sign can be a principal use on the wastewater site.

Chairperson Ryan opened the meeting for public comments. Speaking in opposition of the petition was Tom Savage, resident at 21W340 Hill Avenue, Glen Ellyn. He stated he is against the rezoning and the proposed billboards. He thinks the proposed signs will have a

negative impact on the area. The point of the conservation zoning is to conserve land and it makes sense to limit the signs to industrial zoning. The sites are not industrial parks. There are residences to the east and west. Residents use Hill Avenue and the Prairie Path daily.

Mr. Heniff responded that consideration of this site was not an arbitrary or capricious decision. The property is bounded by a Commonwealth Edison high voltage transmission line, an interstate tollway and railroad tracks. The sewage treatment plant has an 8-foot barbed wire fence with no public access. There are a number of industrial properties west of the subject property with several businesses having monopolies. There is a screening wall along Columbine acting as a noise barrier. There are no other properties along I-355 or I-88 zoned Industrial in the Village.

Commissioner Burke asked about the principal use issue. Mr. Heniff responded that it is possible to have more than one principal use on a property. The idea of making it a conditional use makes it a higher standard for approval. Mr. Burke stated that the sign would not be the principal use of the treatment plant property. Mr. Heniff responded that the property would have two principal uses.

Commissioner Burke asked for the Nit intensity explanation. Mr. Heniff responded that Nits can be measured and they would ask for code compliance as part of the approval and operation of the signage. Without a standard in the code, there is only the photometric code for parking lots. Mr. Heniff used the in Oakbrook Terrace as an example for needing to have a standard. The Oakbrook Terrace regulation is a similar regulation for an illuminated sign along Route 83 at Roosevelt Road. Mr. Burke stated he was not comfortable with the Nit explanation.

Mr. Savage asked for an explanation of the economic benefit to the village for the three signs and if there will be lost revenue from the billboards on Roosevelt Road. Mr. Heniff responded that the revenue from the Roosevelt signs goes to the property owners not the Village. There will be future discussions with the Village Board regarding the billboard leases.

Commissioner Oblrysh asked if the leases and approvals will apply to both properties. Mr. Heniff responded the revenue from the signs on the Glenbard Wastewater property goes to them. Glenbard Wastewater is a combined entity between the Villages of Glen Ellyn and Lombard. The Village owns the property to the north. The access drive from Crescent Blvd. is going across land owned by the Forest Preserve which would require future lease agreements or

arrangements in order to resolve any issues.

Commissioner Mrofcza asked about the leases and potential dollar amounts. Mr. Heniff responded that each sign would have their own agreement with individual dollar amounts attached. There will be a 20 year lease.

Commissioner Mrofcza asked what kind of control the Village would have over the content displayed on the signs. The content could have a bad reflection on the Village. Mr. Heniff referenced that there would be provisions to address this issue in the lease. Mr. Pettit responded that it is a corporate policy to not have sexually oriented businesses on display face. They can have further discussions with the Village Board.

[170317](#)

PC 17-23: Text Amendments to the Sign Ordinance - Off-Premise Interstate Signs (Request to be Continued to September 7, 2017)

The Village of Lombard and the Lamar Companies, request the following actions be taken:

- A. Add definitions to Section 153.602 for the following terms:
Federal Interstate Highway, NIT and SIGN, Off-Premise Interstate; and any other definitional edits for clarity.
- B. Add a new Section 153.244 Off-Premise Interstate Signs, with renumbering of existing Section 153.244 accordingly.
- C. Add the following text to the new Section 153.244: Off-Premise Interstate Signs, establishing regulations and provisions for placement of such signs, in the following respects:
 - 1) Deeming such signs to be a principal structure on a lot and regulate such signs as a conditional use per Sections 155.103(F) and 155.208(C) of the Zoning Ordinance.
 - 2) Limiting such signs to placement on a lot within the I Limited Industrial Zoning District and abutting a Federal Interstate Highway right-of-way. In addition, the amendments are intended to establish:
 - a) Distance regulations pertaining to the placement of any such signs from a Federal Interstate Highway right-of-way, maximum height provisions, maximum sign face requirements, the maximum number of faces per sign structure, the orientation and visibility of such structures, limitations on sign projections over structures, limitations on the number of permitted display panels, permitted distance between such signs and non-conforming sign provisions; also
 - b) Operational requirements for off-premise interstate signs that include an automatic changeable copy sign component, which limit the frequency of changing

- message, other operational messaging aspects, default provisions for malfunctions, light intensity requirements for daytime and nighttime periods based upon nits and foot candles and contact requirements.
- D. Include the following regulations in a new Section 153.507(C) and 153.507(C) (1) to establish Off-Premise Interstate Signs, as a conditional use in the I Limited Industrial District.
 - E. Approve any other related amendments to the Sign Ordinance, as it pertains to off-premise interstate signs, for clarity purposes. (DISTRICTS - ALL)

On a motion by Commissioner Flint, and a second by Commissioner Olbrysh, the Plan Commission voted 4-1 to recommend that the Village Board approve the petition.

The motion carried by the following vote:

Aye: 4 - Donald F. Ryan, Ronald Olbrysh, John Mrofcza, and Stephen Flint

Nay: 1 - Martin Burke

Absent: 1 - Ruth Sweetser

[170318](#)

PC 17-24: Text Amendments to the Zoning Ordinance - Off-Premise Interstate Signs (Request to be Continued to September 7, 2017)

The Village of Lombard and the Lamar Companies, request the following actions be taken:

- A. Establishing definitions for the following terms: Federal Interstate Highway, NIT and sign, Off-Premise Interstate; and any other definitional edits for clarity.
- B. Include the following regulations in Section 155.420 (C), as follows:
(42) Off-Premise Interstate Signs, as a principal structure on a lot and as a conditional use, pursuant to this Sub-section as well as Sections 155.103(F) and 155.208(C) of the Zoning Ordinance.
- C. Include the following regulations in Section 155.420 (F), as follows:
(5) In lieu of the required front yard setback requirements set forth within Section 155.420(F) (1) or (2), off-premise interstate signs may be located up to the applicable front or corner side yard lot line abutting a Federal Interstate Highway.
- D. Approve any other related amendments to the Zoning Ordinance, as it pertains to off-premise interstate signs, for clarity. (DISTRICTS - ALL)

On a motion by Commissioner Olbrysh, and a second by Commissioner Flint, the Plan Commission voted 4-1 to recommend that the Village Board approve

the petition.

The motion carried by the following vote:

Aye: 4 - Donald F. Ryan, Ronald Olbrysh, John Mrofcza, and Stephen Flint

Nay: 1 - Martin Burke

Absent: 1 - Ruth Sweetser

[170319](#)

PC 17-25: 630 Crescent Boulevard (Request to be Continued to September 7, 2017)

The Village of Lombard and the Lamar Companies, request to approve the following actions for the property at 630 Crescent Boulevard:

- A. Approve a map amendment to rezone the subject property from the Conservation/Recreational (C/R) District to the I Limited Industrial Zoning District; and
- B. Grant conditional uses, pursuant to Sections 155.208(C) and proposed Section 155.420(C) (42) of the Zoning Ordinance allow for an off-premise interstate sign on the subject property. (DISTRICT #1)

On a motion by Commissioner Mrofcza, and a second by Commissioner Olbrysh, the Plan Commission voted 3-2 to recommend that the Village Board approve the petition.

The motion carried by the following vote:

Aye: 3 - Donald F. Ryan, Ronald Olbrysh, and John Mrofcza

Nay: 2 - Martin Burke, and Stephen Flint

Absent: 1 - Ruth Sweetser

[170320](#)

PC 17-26: 625 W. Glen Oak Road (Glenbard Wastewater Authority (GWA facility) (Request to be Continued to September 7, 2017)

The Village of Lombard and the Lamar Companies, request to approve the following actions for the property at 625 W. Glen Oak Road (Glenbard Wastewater Authority (GWA) facility):

- A. Approve a map amendment to rezone the subject property from the Conservation/Recreational (C/R) District to the I Limited Industrial Zoning District; and
- B. 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. (DISTRICT #2)

On a motion by Commissioner Mrofcza, and a second by Commissioner Olbrysh, the Plan Commission voted 4-1 to recommend that the Village Board approve the petition.

The motion carried by the following vote:

Aye: 4 - Donald F. Ryan, Ronald Olbrysh, John Mrofcza, and Stephen Flint

Nay: 1 - Martin Burke

Absent: 1 - Ruth Sweetser

Business Meeting

Approval of Minutes

On a motion by Burke, seconded by Mrofcza, the minutes of the June 19, 2017 meeting were approved. The motion carried by the following vote:

Aye: 4 - Ronald Olbrysh, Martin Burke, John Mrofcza, and Stephen Flint

Absent: 1 - Ruth Sweetser

Public Participation

DuPage County Hearings

There are no DuPage County hearings.

Chairperson's Report

As presented by the Plan Commission Chairperson.

Planner's Report

As presented by the Assistant Director of Community Development.

Unfinished Business

There is no unfinished business.

New Business

There is no new business.

Subdivision Reports

There are no subdivision reports.

Site Plan Approvals

There are no site plan approvals.

Workshops

There are no workshops.

Adjournment

**On a motion by Flint, seconded by Olbrysh the meeting adjourned at 8:24 p.m..
The motion carried by the following vote:**

Aye: 4 - Ronald Olbrysh, Martin Burke, John Mrofcza, and Stephen Flint

Absent: 1 - Ruth Sweetser