

October 8, 2010

Paul Lauricella
DuPage County Dept. of Economic Development & Planning
421 North County Farm Road
Wheaton, Illinois 60187

RE: DuPage County Public Hearing Z10-065- Parvin Clauss - Village of Lombard Comments

Dear Mr. Lauricella:

In anticipation of the upcoming public hearing regarding ZBA Case Z10-065, this letter serves as notice that the Village of Lombard objects to the conditional use for the property located at 1215 S Highland Ave, Lombard, IL. Formal consideration and/or action regarding the proposed conditional use may be taken by the Lombard Village Board at a later date.

In order to ensure that our comments are included as part of the public hearing proceedings, Village staff is transmitting these comments to your attention at this time. These concerns include, but are not necessarily limited to, the following:

Conditional Use for an Electronic Message Center Sign

Staff has reviewed the proposed plans associated with the above mentioned petition. For clarity purposes, the Village of Lombard's Sign Ordinance recognizes Electronic Message Center signs as Automatic Changeable Copy signs. Therefore this letter will reference the proposed sign as an Automatic Changeable Copy sign. Staff notes that the proposed sign does not meet the following Village of Lombard Codes:

1. Pursuant to Lombard Sign Ordinance, a minimum of 500 feet of lot frontage is required for any parcel to be allowed to have an Automatic Changeable Copy sign. Staff finds that the existing lot has a frontage of approximately 105 feet. Therefore this provision would not be met.
2. The Village of Lombard Sign Ordinance restricts the overall area of a freestanding sign at this location to 50 square feet. The addition of the Automatic Changeable Copy sign to the existing freestanding sign would increase the overall area of the sign to over 80 square feet in area.

3. The Village of Lombard Sign Ordinance states that changeable message boards shall not exceed two (2) feet in height, with the display screen not to exceed eighteen (18) inches in height. The proposed sign exceeds both these provisions.
4. The Village of Lombard Sign Ordinance states that changeable message boards shall be located between twelve (12) and fifteen (15) feet above grade at the edge of the right-of-way. The proposed sign would be approximately 16 feet above grade.

In addition to the above mentioned provisions not being met, the Village of Lombard Sign Ordinance requires that any property seeking to have an Automatic Changeable Copy sign must have all other signs in compliance with the Sign Ordinance. Staff finds that the existing freestanding sign does not meet the following provisions:

1. The Village of Lombard Sign Ordinance requires freestanding signs to be setback a minimum of 75 feet from the centerline of the right-of-way. Based on the site plan submitted, it appears that the sign is setback approximately 70 feet.
2. The Village of Lombard Sign Ordinance prohibits any sign located within the 30' clear line of site area. Based on the site plan submitted, the existing sign is within the 30' clear line of site area.

Staff will be presenting this case to the Village of Lombard Plan Commission at their regularly scheduled meeting on October 18, 2010 and will solicit additional input. In the interim, please include this letter as part of the case file and advise the DuPage County Zoning Board of Appeals of the Village's position with respect to this matter.

Respectfully,

VILLAGE OF LOMBARD
Department of Community Development

Christopher Stilling, AICP
Assistant Director of Community Development