

October 16, 2017

Title

PC 17-33

Petitioner

Village of Lombard

Property Location

Village-wide

Approval Sought

Text amendment to Section 153.505(B)(19)(b)(ii) of the Lombard Zoning Ordinance (and any other relevant sections for clarity) to amend the wall signs regulations of the B3, B4, and B4A zoning districts due to a scrivener's error.

Prepared By

Tami Urish, Planner I

DESCRIPTION

The petitioner, the Village of Lombard, is requesting a text amendment to Section 153.505(B)(19)(b)(ii) of the Lombard Zoning Ordinance (and any other relevant sections for clarity) to amend the wall signs regulations of the B3, B4, and B4A zoning districts due to a scrivener's error.

In 2015, wall signs for all zoning districts were amended (PC 15-03, Ordinance 7051). The objective of the amendments was to simplify the review of wall signage by not limiting the number of wall signs and measuring words and logos separately. Below, staff proposes changes regarding the exterior tenants of properties with multiple tenants in the B3, B4 and B4A zoning district that was inadvertently overlooked in 2015 to allow two times the signage on corner units.

The code previous to the 2015 amendments read as follows:

(ii) *Number:*

1. *Interior tenants shall be permitted to have one (1) wall sign.*
2. *Exterior tenants shall be permitted to have up to two (2) wall signs, with no more than one (1) sign per wall. Each sign shall face either a parking lot which serves the tenant or a street on which the tenant's parcel has frontage.*

Since sign number is no longer regulated. The amount of signage area requires correction for exterior tenants only. Corner units can theoretically place signs on the front, side and rear walls if desired.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding the proposed text amendments to the Sign Ordinance.

Fire Department:

The Fire Department has no issues or concerns regarding the proposed text amendments to the Sign Ordinance.

Private Engineering Services:

Private Engineering Services has no comment regarding the proposed text amendments to the Sign Ordinance.

Public Works:

The Department of Public Works has no comment regarding the proposed amendments to the Sign Ordinance.

Planning Services Division:

The proposed changes would allow a corner unit of a multi-tenant building to have additional signage facing a street or parking lot. This was the original intent of the sign code before the amendments in 2015 in which this section requires clarification. Currently as the code is written, exterior end units of multi-tenant buildings are not granted this extra sign square footage.

EXISTING & PROPOSED REGULATIONS

Staff proposes the following text amendments in **bold and underline**. Deletions are denoted by a ~~strike through~~.

§ 153.505 - B3, B4 and B4A Community Shopping District requirements.

[...]

(B) *Permitted signs.* All signs located in the B3, B4 and B4A Community and Corridor Shopping Districts shall conform to the specific requirements set forth in this Chapter. In any B3, B4 and B4A Community and Corridor Shopping Districts no sign shall be permitted except the following named signs:

[...]

(19) Wall signs in accordance with the provisions set forth in § 153.242. In addition, no wall sign shall be erected or maintained in any B3, or B4 or B4A District unless it also meets all of the following requirements:

[...]

(b) Properties with multiple tenants (other than shared pedestrian access shopping centers):

[...]

(ii) ~~Number:~~ Exterior tenants: ~~shall be permitted to have one time the lineal front footage of the property per façade of street front exposure upon which the sign or signs are to be mounted.~~ **The total sign area of all signs on any single business shall not exceed two times the lineal front footage of the tenant space of the building frontage.** Signs shall face either a parking lot which serves the tenant or a street on which the tenant's ~~parcel~~ **space** has frontage.

STANDARDS FOR TEXT AMENDMENTS

For any change to the Sign Ordinance, the standards for text amendments must be affirmed. The standards are noted below:

1. *The degree to which the proposed amendment has general applicability within the Village at large and not intended to benefit specific property;*
The text amendment is applicable to the B3, B4 and B4A zoning district.
2. *The consistency of the proposed amendment with the objectives of this ordinance and the intent of the applicable zoning district regulations;*
The proposed text amendment will eliminate an unintentional oversight from the amendments granted in 2015 of the sign ordinance.
3. *The degree to which the proposed amendment would create nonconformity;*
Staff does not believe any nonconformity would be created. The lack of clarification has unintentionally created nonconformities in the interim.


4. *The degree to which the proposed amendment would make this ordinance more permissive;*
The proposed amendment is more permissive to the extent that it will allow exterior tenants of multi-tenant buildings in the B3, B4 and B4A zoning districts an additional wall sign surface area as intended prior to the amendments in 2015.
5. *The consistency of the proposed amendment with the Comprehensive Plan; and*
Staff finds that the proposed amendments would be consistent with the Comprehensive Plan.
6. *The degree to which the proposed amendment is consistent with village policy as established in previous rulings on petitions involving similar circumstances.*
The Village has a history of amending its Sign Ordinance to address evolving circumstances presented by a petition or by recognizing a desire to amend the code to address desired code regulations. The proposed amendments are consistent with established Village policy in this regard since it is reestablishing previous intent.

FINDING & RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards required by the Zoning Ordinance. As such, 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 requested text amendments **comply** with the standards required by the Village of Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 17-33.

Inter-Departmental Review Committee Report approved by:


William J. Heniff, AICP
Director of Community Development

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