

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission HEARING DATE: December 21, 2009

FROM: Department of PREPARED BY: Stuart Moynihan
Community Development Associate Planner

TITLE

PC 09-31; Text Amendments to the Lombard Sign Ordinance: The Village of Lombard is proposing text amendments to Section 153.218 of the Lombard Sign Ordinance amending the provisions for informational signs. These amendments are intended to allow for informational signs in all zoning districts.

GENERAL INFORMATION

Petitioner: Village of Lombard

ANALYSIS

DESCRIPTION

The Village of Lombard is proposing text amendments to Section 153.218 of the Lombard Sign Ordinance to allow for informational signs in all zoning districts. Currently, Sections 153.501 to 153.508 of the Sign Ordinance allows for informational signs within every zoning district. However, the Specifications by Sign, Section 153.218, only allow for informational signs in business and industrial zoning districts. It is staff's opinion that there is a discrepancy in the Sign Ordinance and informational signage should be permissible on all properties; except residentially zoned properties on lots less than 1 acre in area.

INTER-DEPARTMENTAL REVIEW COMMENTS

PUBLIC WORKS

The Department of Public Works has no comments on the petition.

PRIVATE ENGINEERING SERVICES

The Private Engineering Services Division of Community Development has no comments on the petition.

BUILDING DIVISION

The Building Division of Community Development has no comments on the petition.

FIRE DEPARTMENT

The Fire Department has no comments on the petition.

PLANNING

Background

The Sign Ordinance currently allows for informational signs within every zoning district. However, the Specifications by Sign, Section 153.218, only allow for informational signs in business and industrial zoning districts. It is staff's opinion that there is a discrepancy and in order to permit informational/directional signage on larger residential developments, recreational facilities, and institutional campuses, staff recommends amending Section 153.218 of the Sign Ordinance to allow informational signage on all properties; except residentially zoned properties on lots less than 1 acre in area. Staff is excluding these properties since they are not likely to require informational signage due to their size and lack of significant parking areas. Those residentially zoned properties greater than 1 acre are more likely to contain larger developments such as multi-family units and churches. As these properties may have multiple points of interest, signage may be needed to guide traffic within the properties.

For reference purposes, an informational sign is defined as follows:

***SIGN, INFORMATIONAL** Signs whose principal purpose will be to direct and guide automotive or pedestrian traffic or parking on private property. This sign may contain the name or insignia of the business.*

Standards for Text Amendments

For any change to the Sign Ordinance, the standards for text amendments must be affirmed. The standards and staff comments 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;*

Should the amendment be approved, it would apply to all properties within the Conservation/Recreation District, Residential Districts (excluding residentially zoned properties on lots less than 1 acre in area), Business Districts, Office District, and Industrial Districts.

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 amendments would be applied to all applicable zoning districts. The overall objective is to allow for some informational signs for all types of land uses such as; larger residential developments, recreational facilities, and institutional campuses.

3. *The degree to which the proposed amendment would create nonconformity;*

The proposed amendment creates no nonconformities; rather, it will address existing nonconformities as many larger developments in the Conservation/Recreation District and Residential Districts have some type of informational signage within their parking areas.

4. *The degree to which the proposed amendment would make this ordinance more permissive;*

The proposed amendment would make the Zoning Ordinance more permissive allowing many larger developments in the Conservation/Recreation District and Residential Districts to have some type of informational signage.

5. *The consistency of the proposed amendment with the Comprehensive Plan;*

The proposed amendment is intended to be an enhancement to the respective use and is intended to provide for efficient traffic flow. Such enhancements are considered in accordance 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 Zoning Ordinance to address evolving circumstances presented by petition or otherwise. This was evident in the recent text amendments related to valet parking signs. As in that case, the proposed amendments are intended to improve upon the safe operation of vehicular and pedestrian traffic flow within parking areas.

As part of SPA 01-07, the Village approved informational signage on residentially zoned property. In this case, nine informational signs were approved for Fountain Square Condominiums in order to guide guests within the property.

Proposed Text Amendments

The proposed text amendments are noted below. Proposed additions to the Sign Ordinance are **underlined** and portions that will be extracted are shown with strikethrough.

153.218 INFORMATIONAL SIGNS

It is unlawful to construct, erect, or maintain any Informational Signs without complying with the following provisions:

- A. Location: Informational signs may be allowed at major points of ingress and egress in ~~any business District and Industrial District~~ **all zoning districts, except residentially zoned properties less than 1 acre in area. Informational signs shall**

~~be provided they are~~ located at a point so as not to conflict with driver vision and not to be a hazard to smooth traffic flow.

- B. Size: Such sign will be limited to a maximum of six (6) square feet in sign surface area.
- C. Height: Such sign will be limited to a maximum of four (4) feet in height.

FINDINGS AND RECOMMENDATIONS

Based on the above considerations, the Inter-Departmental Review Committee finds that the proposed text amendments meet the standards for text amendments as set forth within the Zoning Ordinance. Therefore, the IDRC recommends that the Plan Commission make the following motion recommending **approval** of the request as proposed:

Based on the submitted petition and the testimony presented, the proposed text amendments comply with the standards required by the Lombard Zoning and Sign Ordinances; and, therefore, I move that the Plan Commission find that the findings included as part of the Inter-departmental Review Report be the findings of the Plan Commission and therefore, I recommend to the Corporate Authorities approval of the text amendments described in PC 09-31.

Inter-Departmental Review Group Report Approved By:

William J. Heniff, AICP
Director of Community Development