

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

TEXT AMENDMENT TO THE ZONING ORDINANCE – Nonconforming Signs

February 18, 2019

Title

PC 19-02

Petitioner

Village of Lombard

Property Location

Village-wide

Approval Sought

The Village of Lombard proposes an amendment to Section 153.302(D) of the Sign Ordinance, amending the relocation provisions of non-conforming signs.

Prepared By

Jennifer Ganser, AICP
Assistant Director

DESCRIPTION

The Village of Lombard proposes an amendment to Section 153.302(D) of the Sign Ordinance, amending the relocation provisions of non-conforming signs.

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 comments regarding the proposed text amendments to the Sign Ordinance.

Private Engineering Services:

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

Public Works:

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

Planning Services Division:

Recently, El Famous Burrito on Roosevelt Road inquired about relocating their freestanding sign on their property. As the sign no longer conforms to Village Code, staff could not approve the permit. The sign is larger than Village Code allows.

Staff notes there may be other instances where a business owner needs or wants to move their sign, but the sign is legal non-conforming. The proposed Code amendments would allow for the sign relocation, however, it would not allow the sign life to be extended. This could help a business owner who may need to move their sign due to construction activity or utility work, as an example. Setbacks and the clear line of sight would still be required to meet Code. Staff notes the proposed language is for signs within all Zoning Districts.

EXISTING & PROPOSED REGULATIONS

The proposed language is below, with text amendments in **bold and underline**, and deletions denoted by a ~~strike through~~. Staff notes the proposed language is for signs within all Zoning Districts.

~~(D) Relocation. No sign which is wholly or in part a legal, nonconforming sign shall be relocated wholly or in part to any other location on the same or any other lot, unless the entire sign shall thereafter conform to all the regulations of the zoning district in which such sign is relocated.~~

(D) Relocation. Legal, nonconforming signs shall be allowed to be relocated wholly to any other location on the same lot, provided the new sign location meets the applicable setbacks and clear line of sight provisions. Structural elements are not allowed to be changed, as the life of the sign cannot be extended.

STANDARDS FOR TEXT AMENDMENTS

For any change to the Zoning 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 amendments are generally applicable to all properties within the Village that have signage.

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 are consistent with the objectives of the Zoning and Sign Ordinance.

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

Staff does not believe any nonconformity would be created.

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

The proposed amendments will clarify existing regulations and only allow for the relocation to be permitted.

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 the Sign Ordinance to address edits for clarity. The proposed amendments are consistent with established Village policy in this regard.

FINDING & RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards for text amendments 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 19-02.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP

Director of Community Development

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