

January 21, 2010

Mr. William J. Mueller,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 09-31: Text Amendments to the Lombard Sign  
Ordinance pertaining to Provisions for Informational Signs**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests approval of text amendments to the Lombard Sign Ordinance amending the provisions for informational signs. These amendments are intended to allow for informational signs in all zoning districts.

Christopher Stilling, Assistant Director of Community Development, presented the petition. He stated that 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.

Noting no inter departmental comments, he stated that 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 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.

For any change to the Sign Ordinance, the standards for text amendments must be affirmed. Reciting the standards for text amendments as well as staff's responses to each, he noted that staff has addressed the required standards. Mr. Stilling referred to SPA 01-07, indicating that in this case, the Village approved nine informational signs for the Fountain Square Condominiums, which is residentially zoned property, in order to guide guests within the property.

Staff recommends that the Plan Commission approve the changes as proposed.

Chairperson Ryan then opened the meeting for public comment. No one spoke for or against the petition.

Chairperson Ryan opened the meeting for comments from the Plan Commission. There were no comments or questions.

After due consideration of the petition and the testimony presented, the Plan Commission found that the petition complies with the standards required by the Lombard Zoning and Sign Ordinances; and, therefore, moved 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, by a roll call vote of 6-0, recommended to the Corporate Authorities approval of the petition associated with PC 09-31.

Respectfully,

**VILLAGE OF LOMBARD**

Donald F. Ryan  
Chairperson  
Lombard Plan Commission

att-

c. Petitioner

Lombard Plan Commission

H:\CD\WORDUSER\PCCASES\2009\PC 09-31\ReferralLetter doc.doc