

February 20, 2017

Title

PC 17-06

Petitioner

Village of Lombard

Property Location

Village-wide

Approval Sought

Text amendment to Section 153.215 and Section 153.602 of the Lombard Zoning Ordinance (and any other relevant sections for clarity) to amend the time period and applicability of development sign regulations

Prepared By

Jennifer Ganser, AICP
Assistant Director

DESCRIPTION

The petitioner, the Village of Lombard, is requesting a text amendment to Section 153.215 and Section 153.602 of the Lombard Zoning Ordinance (and any other relevant sections for clarity) to amend the development sign regulations.

Current Code does not allow for a development sign if a business changed ownership or did a large scale renovation (associated with a building permit). Development signs are allowed for new developments (Mariano's – Coming Soon) and removed when the building is complete and the business obtains their Certificate of Occupancy. Below, staff proposes changes regarding the time period and applicability of development 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 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 business to have a development sign for sixty (60) days upon a new business owner (which would result in a new certificate of occupancy being issued) or by receiving a permit for an interior remodel. Currently a development sign is only for new businesses and the sign needs to be removed once a certificate of occupancy is issued.

EXISTING & PROPOSED REGULATIONS

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

§ 153.215 - Development sign.

It is unlawful to construct, erect, locate or maintain any Development Sign except in compliance with the following provisions:

(A) Multiple-family dwellings; on lots less than 1 acre in area, attached dwellings, two-family dwellings, detached dwellings:

(1) Area: Signs on individual lots shall be no more than nine square feet in area.

(2) No more than one sign per street exposure.

(3) Duration: Sign(s) shall be removed within ten days upon completion of construction on the premises.

(4) Location: Sign(s) shall be on private property with the property owner's consent. No sign(s) shall be located in or on the public right of way, sidewalk or other public thoroughfare. No signs shall be located in the clear line of sight area, as defined in the Lombard Zoning Ordinance (Chapter 155 of this Code).

(B) All others.

(1) An annual permit must be obtained prior to the installation of any development sign(s). Sign(s) shall be maintained in accordance with subsection 153.208(A) of this Code.

(2) No more than one sign per street exposure.

(3) Area: Sign(s) shall not exceed 32 square feet in area.

(4) Duration: Sign(s) shall be removed prior to the issuance of the final certificate of occupancy/zoning certificate **for new businesses**.

(5) Duration for existing businesses: Existing businesses may have a development sign(s) for sixty (60) days upon an ownership change or upon the completion and passed final inspections of an interior re-model permit. A permit for a development sign must be applied for within thirty (30) days of the ownership change or upon the completion and passed final inspections of an interior re-model permit.

(~~5~~6) Location: Sign(s) shall be on private property with the property owner's consent. No sign(s) shall be located in or on the public right of way, sidewalk or other public thoroughfare. No signs shall be located in the clear line of sight area, as defined in the Lombard Zoning Ordinance (Chapter 155 of this Code).

155.602

Sign, development. A temporary sign identifying an architect, contractor, subcontractor, engineer, **business**, or any other individuals or firms involved in the construction and **to** announce the character of the building enterprise or the purpose for which the building is intended.

STANDARDS FOR TEXT AMENDMENTS

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

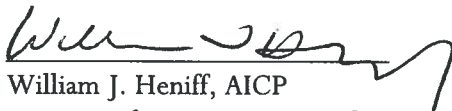
1. *The degree to which the proposed amendment has general applicability within the Village at large and not intended to benefit specific property;*
The text amendment is generally applicable to all properties in the Village.
2. *The consistency of the proposed amendment with the objectives of this ordinance and the intent of the applicable zoning district regulations;*
The proposed text amendment will eliminate an inconsistency in the 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 amendment is more permissive to the extent that it will allow current businesses to display a development sign after new ownership or doing an interior renovation.
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 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.

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 17-06.

Inter-Departmental Review Committee Report approved by:


William J. Heniff, AICP
Director of Community Development

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