

November 21, 2016

Title

PC 16-25

Petitioner

Village of Lombard

Property Location

Shopping Center Signs (B3, B4 and B4A zoning districts)

Approval Sought

Text amendment to Section 153.235(F), Shopping center identification sign, to change the setback for shopping center identification signs from seventy-five (75) from the centerline of the adjacent road to five (5) feet from the property line.

Prepared By

Anna Papke, AICP
Senior Planner

DESCRIPTION

In 2014, the Village Board approved a text amendment to the Sign Ordinance to change the setback for freestanding signs in the B3, B4 and B4A districts from 75 feet from the centerline of the adjacent right-of-way to five feet from the property line, in order to make the setbacks for signs in these districts consistent with setback requirements for signs in the B1 and B2 districts. At present, the Sign Ordinance still requires a setback of 75 feet from centerline of the right-of-way for shopping center signs (shopping center signs are permitted in the B3, B4 and B4A districts). For the sake of consistency, planning staff proposes to amend the setback requirements for shopping center signs to five feet from the property line.

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 issues regarding the proposed text amendment to the Sign Ordinance.

Public Works:

The Department of Public Works has no objection to the proposed text amendment.

Planning Services Division:

Staff and the Village Board of Trustees have supported past variations from the centerline as shown below.

PC/ZBA case	Address
SPA 13-01ph	1-378 Yorktown Center
PC 11-25	321-395 E. Roosevelt Road
PC 06-11	300 E. Roosevelt Road
PC 06-06	844 E. Roosevelt Road
ZBA 05-18	105-121 E. Roosevelt Road
PC 98-11	844 E. Roosevelt Road

As previously noted, the Village Board of Trustees approved a similar text amendment in 2014 pertaining to setbacks for freestanding signs in the B3, B4 and B4A districts.

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

EXISTING & PROPOSED REGULATIONS

§153.235 Shopping center identification sign

(F) ~~Shopping center identification signs shall be set back not less than 75 feet from the centerline of the adjacent road.~~ **Shopping center identification signs shall be set back not less than five (5) feet from the property line and shall not overhang into the public right-of-way.**

STANDARDS FOR TEXT AMENDMENTS

For any change to the Zoning 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;*

The text amendment is generally applicable to all shopping center signs on properties in the B3, B4, and B4A zoning districts. The new setback would be consistent with regulations for freestanding signs in these districts. A five (5) foot setback provides additional separation from the right-of-way and other existing utilities placed with the right-of-way. Staff and the Village Board of Trustees have supported variations from the centerline requirement in the past.

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 still allow for shopping center signs in the B3, B4, and B4A districts.

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

The proposed text amendment is additive in nature and would allow for a setback of greater than five (5) feet. Staff and the Village Board of Trustees have supported variations from the centerline requirement in the past.

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 is a reduced setback. Staff finds this to be acceptable since the regulations would be consistent with those for freestanding signs in the B3, B4 and B4A districts. A five (5) foot setback provides additional separation from the right-of-way and other existing utilities placed with the right-of-way. Staff and the Village Board of Trustees have supported variations from the centerline requirement in the past.

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.

FINDINGS & 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 amendment **complies** 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 16-25.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development