

#080635
Doc # 6

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) _____
Waiver of First Requested
Recommendations of Boards, Commissions & Committees (Green)
Other Business (Pink) _____

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: David A. Hulseberg, Village Manager *dh*

DATE: October 27, 2008 (BOT) Date: November 6, 2008

TITLE: PC 08-29: Text Amendments to the Lombard Sign Ordinance

SUBMITTED BY: Department of Community Development *WKS*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. The Village of Lombard is proposing Sign Ordinance text amendments to Section 153.507 (B) (11) to modify the permitted size and number of wall signs on properties with multiple tenants in the I Industrial District.

The Plan Commission recommended approval of this petition.

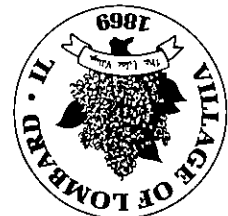
Please place this item on the November 6, 2008 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____
Date _____
Finance Director X _____
Date _____
Village Manager X *David A. Hulseberg*
Date *10/24/08*

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: David A. Hulseberg, Village Manager

FROM: William Heniff, AICP, Director of Community Development *WH*

DATE: November 6, 2008

SUBJECT: PC 08-29; Text Amendments to the Lombard Sign Ordinance

Attached please find the following items for Village Board consideration as part of the November 6, 2008 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 08-29; and
3. An Ordinance amending provisions for the permitted size and number of wall signs on properties with multiple tenants in the I Industrial District

The Plan Commission recommended approval of the zoning actions associated with the petition with conditions.

VILLAGE OF LOMBARD
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 Lombard, Illinois 60148-3931
 (630) 620-5700 Fax (630) 620-8222
 www.villageoflombard.org



November 6, 2008

Mr. William J. Mueller,

Village President, and

Board of Trustees

Village of Lombard

William J. Mueller
 Village President

Brigitte O'Brien
 Village Clerk

Trustees

Greg Alan Cron, Dist. 1

Richard J. Tross, Dist. 2

John "Jack" T. O'Brien, Dist. 3

Dana L. Moreau, Dist. 4

Laura A. Fitzpatrick, Dist. 5

Rick Soderstrom, Dist. 6

Subject: PC 08-29; Text Amendments to the Lombard Sign Ordinance

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, Village of Lombard is proposing Sign Ordinance text amendments to Section 153.507 (B) (11) to modify the permitted size and number of wall signs on properties with multiple tenants in the I Industrial District.

David A. Hulseberg
 Village Manager

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on October 20, 2008.

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

Staff has prepared a report and is submitting it to the public record in its entirety. The Community Development Department is proposing to amend the General Provisions of the Lombard Sign Ordinance as it pertains to wall signs in I Industrial Districts. The amendments would increase the permitted number of said signs and establish the permitted square footage of said signs. The proposed amendments mirror the relief granted to the industrial strip center at 200-212 W. North Avenue as part of ZBA 08-02.

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

The intent of the proposed amendments is to allow a reasonable amount of wall signage that will allow tenants in multi-tenant industrial properties to identify their individual businesses. The current provisions permit only one wall sign per street frontage to be displayed on a parcel of property within the I District regardless of the number of tenants.

The current provisions for wall signs on I District parcels with a single tenant would remain effectively unchanged by this proposal. The Village proposes to allow interior tenants in multi-tenant buildings to display one (1) wall sign and exterior tenants to display up to two (2) wall signs, with no more than one (1) sign per wall. Industrial businesses are typically destination-type establishments which do not require substantial signage intended to advertise to the public. For multi-

tenant buildings, however, locating a particular business without identifying signage is potentially difficult.

The proposed text amendments would also establish regulations for the permitted size of wall signs for industrial properties with multiple tenants. Staff is recommending that tenants be permitted to display wall signs with a square footage equal to the lineal front footage of their tenant space. Each tenant shall be entitled to a minimum of twenty-five (25) square feet but not more than one hundred (100) square feet. However, tenants in the I District shall not be permitted to have additional square footage based on a greater distance from the property line as is permitted in the B4 District.

Further commentary regarding this issue is provided for in the Standards for Text Amendments as prepared by staff. Staff is recommending approval of PC 08-29.

Chairperson Ryan then opened the meeting for comments among the Commissioners.

Commissioner Sweetser asked whether it should be explicitly stated that I District properties will not be granted the same right to additional square footage based on greater distance from property lines.

William Heniff stated that the condition need not be made because the new code is not simply an application of the B4 provisions.

Commissioner Flint motioned to approve PC 08-29. The motion was seconded by Commissioner Burke.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed **complies** with the standards required by the Lombard Sign Ordinance; 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 5 to 0, recommends to the Corporate Authorities **approval** of the zoning actions associated with PC 08-29.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission

**VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission
FROM: Department of Community Development
PREPARED BY: Stuart Moynihan Associate Planner
HEARING DATE: October 20, 2008

TITLE

PC 08-29: Text Amendments to the Lombard Sign Ordinance: The Village of Lombard is proposing Sign Ordinance text amendments to Section 153.507 (B) (11) to modify the permitted size and number of wall signs on properties with multiple tenants in the I Industrial District.

DESCRIPTION

The Community Development Department is proposing to amend the General Provisions of the Lombard Sign Ordinance as it pertains to wall signs in I Industrial Districts. The amendments would increase the permitted number of said signs and establish the permitted square footage of said signs. The proposed amendments mirror the relief granted to the industrial strip center at 200-212 W. North Avenue as part of ZBA 08-02.

Due to several requests for wall signs from tenants in industrial strip centers, the Planning Service Division completed a comprehensive review of I Industrial District wall sign provisions. We believe that the proposed changes would allow tenants to have a reasonable degree of visibility to their customers.

INTER-DEPARTMENTAL REVIEW COMMENTS

PUBLIC WORKS

Public Works has reviewed the petition and has no comments.

PRIVATE ENGINEERING

The Private Engineering Services has reviewed the petition and has no comments.

FIRE AND BUILDING

Fire and Building have reviewed the proposal and have no comments.

PLANNING

The intent of the proposed amendments is to allow a reasonable amount of wall signage that will allow tenants in multi-tenant industrial properties to identify their individual businesses. The

current provisions permit only one wall per street frontage to be displayed on a parcel of property within the I District regardless of the number of tenants. Although the regulations for signage in the Industrial District is intended to be more restrictive with regard to advertising, staff believes that the current provisions do not provide sufficient opportunity for businesses in I Districts to identify themselves to their patrons.

The current provisions for wall signs on I District parcels with a single tenant would remain effectively unchanged by this proposal. The Village proposes to allow interior tenants in multi-tenant buildings to display one (1) wall sign and exterior tenants to display up to two (2) wall signs, with no more than one (1) sign per wall. Industrial businesses are typically destination-type establishments which do not require substantial signage intended to advertise to the public. For multi-tenant buildings, however, locating a particular business without identifying signage is potentially difficult.

The proposed text amendments would also establish regulations for the permitted size of wall signs for industrial properties with multiple tenants. After examining the size regulations for wall signs in other zoning districts, staff has concluded that the regulations of the B4 Corridor Commercial District most closely fit the intentions of this proposal. Therefore, staff is recommending that tenants be permitted to display wall signs with a square footage equal to the lineal front footage of their tenant space. Each tenant shall be entitled to a minimum of twenty-five (25) square feet but not more than one hundred (100) square feet. However, tenants in the I District shall not be permitted to have additional square footage based on a greater distance from the property line as is permitted in the B4 District.

Further commentary regarding this issue is provided for in the Standards for Text Amendments (see Appendix A).

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.** The Standards for Text Amendments are also included below.

SECTION 5: SIGN REGULATIONS FOR EACH DISTRICT

153.507 I INDUSTRIAL DISTRICT REQUIREMENTS

(B) Permitted Signs
All signs located in an I Limited Industrial District shall conform to the specific requirements set forth in this Ordinance. In an I Limited Industrial District, no sign shall be permitted except the following named signs:

(11) Wall signs, in accordance with the provisions set forth in Section 153.242. In addition, no wall sign shall be erected or maintained in any I District unless it also meets all of the following requirements:

(a) Area: The total sign surface area of all wall signs on any single parcel of property shall not exceed one and one-half times the lineal front footage of the property. The total sign surface area of any single wall sign shall not exceed one hundred twenty (120) square feet.

(b) Number: No more than one wall sign per street frontage exposure shall be maintained on any one parcel of property in any I District.

(Ord. 5600, passed 1/20/05)

(a) Properties with a Single Tenant:

(1) Area: The total sign surface area of all wall signs on any single parcel of property shall not exceed one and one-half times the lineal front footage of the property. The total sign surface area of any single wall sign shall not exceed one hundred twenty (120) square feet.

(2) Number: No more than one wall sign per street frontage exposure shall be maintained on any one parcel of property in any I District.

b. Properties with Multiple Tenants:

(1) Area:

a) The total sign surface area of all wall signs displayed by a single tenant shall not exceed one times the lineal front footage of the tenant space, excepting that each tenant shall be entitled to a minimum of twenty-five (25) square feet of sign surface area. The total sign surface area of any such wall sign shall not exceed one hundred (100) square feet.

(2) Number:

a) Interior Tenants shall be permitted to have one (1) wall sign.

b) Exterior Tenants shall be permitted to have up to two (2) wall signs, with no more than one (1) sign per wall. Each sign shall face either a parking lot which serves the tenant or a street on which the tenant's parcel has frontage.

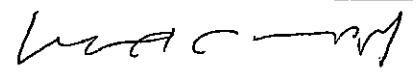
RECOMMENDATION:

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 and Sign Ordinances. 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-department 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 08-29.

Inter-Departmental Review Group Report Approved By:



William J. Heniff, AICP
Director of Community Development

WJH

c: Petitioner

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Appendix A
Standards for Text Amendments

1. *The degree to which the proposed amendment has general applicability within the Village at large and not intended to benefit specific property*
The proposed amendment would be uniformly applied to all I District properties upon which multi-tenant buildings exist. The amendment will also help eliminate the need for granting variations for such wall signage on an individual basis.
2. *The consistency of the proposed amendment with the objectives of this ordinance and the intent of the applicable zoning district regulations*
The amendment is intended to allow a reasonable amount of signage that will improve the visibility of businesses and assist in way-finding for their patrons.
3. *The degree to which the proposed amendment would create nonconformity; and*
The amendment does not intend to create nonconformities. Rather, it is intended to allow businesses a reasonable degree of visibility.
4. *The degree to which the proposed amendment would make this ordinance more permissive*
The amendment will increase the number of permitted wall signs for multi-tenant industrial properties. However, the intended purpose of the additional signage is to improve visibility and way-finding rather than for advertising purposes.
5. *The consistency of the proposed amendment with the Comprehensive Plan*
The amendment is intended to reasonably and uniformly regulate signage while providing for the identification of Village businesses. Such signage is intended to be an enhancement to the respective use. 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 amendments are intended to improve visibility for multi-tenant industrial properties. In ZBA 08-02, zoning relief was granted to the I District property, 200-212 W. North Ave., for additional wall signage. The relief granted exactly matched what these proposed amendments would permit.

(B) Permitted Signs

153.507 I INDUSTRIAL DISTRICT REQUIREMENTS

SECTION 5: SIGN REGULATIONS FOR EACH DISTRICT

SECTION 1: That Title 15, Chapter 153, Section 507, of the Code of Lombard, Illinois is hereby amended to read in part, as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein.

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the text amendments described herein; and,

WHEREAS, a public hearing to consider text amendments to the Sign Ordinance has been conducted by the Village of Lombard Plan Commission on October 20, 2008 pursuant to appropriate and legal notice; and,

WHEREAS, as the Director has identified and recommends text amendments to the Sign Ordinance as set forth herein; and

WHEREAS, the Board of Trustees deem it reasonable to periodically review said Sign Ordinance and make necessary changes; and

WHEREAS, the Village of Lombard maintains a Sign Ordinance which is found in Title 15, Chapter 153 of the Code of Lombard, Illinois; and,

(PC 08-29: Text Amendments to the Lombard Sign Ordinance)

**AN ORDINANCE APPROVING TEXT AMENDMENTS
TO THE LOMBARD SIGN ORDINANCE
TITLE 15, CHAPTER 153 OF THE CODE OF LOMBARD, ILLINOIS**

ORDINANCE _____

All signs located in an I Limited Industrial District shall conform to the specific requirements set forth in this Ordinance. In an I Limited Industrial District, no sign shall be permitted except the following named signs:

(11) Wall signs, in accordance with the provisions set forth in Section 153.242. In addition, no wall sign shall be erected or maintained in any I District unless it also meets all of the following requirements:

(a) Area: The total sign surface area of all wall signs on any single parcel of property shall not exceed one and one-half times the lineal front footage of the property. The total sign surface area of any single wall sign shall not exceed one-hundred twenty (120) square feet.
(b) Number: No more than one wall sign per street frontage exposure shall be maintained on any one parcel of property in any I District.

(Ord. 5600, passed 1/20/05)

(a) Properties with a Single Tenant:

(1) Area: The total sign surface area of all wall signs on any single parcel of property shall not exceed one and one-half times the lineal front footage of the property. The total sign surface area of any single wall sign shall not exceed one-hundred twenty (120) square feet.
(2) Number: No more than one wall sign per street frontage exposure shall be maintained on any one parcel of property in any I District.

b. Properties with Multiple Tenants:

(1) Area:

a) The total sign surface area of all wall signs displayed by a single tenant shall not exceed one times the lineal front footage of the tenant space, excepting that each tenant shall be entitled to a minimum of twenty-five (25) square feet of sign surface area. The total sign surface area of any such wall sign shall not exceed one-hundred (100) square feet.

(2) Number:

a) Interior Tenants shall be permitted to have one (1) wall sign.
b) Exterior Tenants shall be permitted to have up to two (2) wall signs, with no more than one (1) sign per wall. Each sign shall face either a parking lot which serves the tenant or a street on which the tenant's parcel has frontage.

SECTION 2: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2008.

First reading waived by action of the Board of Trustees this _____ day of _____, 2008.

Passed on second reading this _____ day of _____, 2008.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2008.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

Published by me in pamphlet form this _____ day of _____, 2008.

Brigitte O'Brien, Village Clerk