

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

### TEXT AMENDMENTS TO THE SIGN ORDINANCE – WALL SIGNS IN C/R DISTRICT

**March 26, 2018**

**Title**

PC 18-11

**Petitioner**

Village of Lombard

**Property Location**

Village-wide

**Approval Sought**

Text amendment to Section 153.501(B)(10) of the Lombard Sign Ordinance to amend the standards for wall signs in the C/R Zoning District.

**Prepared By**

Anna Papke, AICP  
Senior Planner

**DESCRIPTION**

The petitioner, the Village of Lombard, is requesting a text amendment to Section 153.501(B)(10) of the Lombard Sign Ordinance to amend the standards for wall signs in the C/R Conservation Recreation District.

Currently, the Sign Ordinance allows a minimal amount of wall signage on buildings in the C/R District. Staff proposes to amend the regulations for wall signs so that they better address the needs of development within the C/R District, which includes schools, parks, playgrounds and other recreational uses.

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division has no comments regarding the proposed text amendment to the Sign Ordinance.

**Fire Department:**

The Fire Department has no comments regarding the proposed text amendment to the Sign Ordinance.

**Private Engineering Services:**

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

**Public Works:**

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

**Planning Services Division:**

Development in the C/R District consists of public parks and recreational facilities, schools, and other institutional uses serving the public. These developments typically comprise one or more buildings on large tracts of land, with buildings set back from property lines in a campus-like setting.

Section 153.501 currently limits wall signs in the C/R District to 50 square feet, with no more than one wall sign per street front exposure. Staff believes these standards do not sufficiently address the needs of many of the developments in the C/R District. Properties with more than one building may require more than one sign per street exposure in order to identify each building. Similarly, buildings with a large setback may require more than 50 square feet of wall signage in order to be visible from adjacent rights-of-way.

Staff proposes to amend the wall sign standards for the C/R District to better reflect the particular characteristics of the district. The proposed standards allow for wall signage that is proportional to the frontage and depth of the property. They also allow for additional sign surface area on buildings that are located far from adjacent right-of-ways. The proposed standards are similar to those already in place for wall signs in the B3, B4 and B4A business districts.

Staff notes that wall signs on some schools and recreational facilities in the Village appear to exceed current wall sign allowances. While some of these signs may not have received permits in the past, the Illinois Supreme Court has recently affirmed the authority of municipalities to regulate development on properties owned by school districts (*Gurba v. Community High School District No. 155*). Therefore, future sign installations on these properties will require permits from the Village. The proposed amendments could eliminate a future need for variances to replace already existing signs.

### **EXISTING & PROPOSED REGULATIONS**

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

§ 153.501 - Conservation/Recreation District requirements.

#### (B) Permitted Signs

(10) Wall signs, in accordance with the provisions set forth in § 153.241. In addition, no wall sign shall be erected or maintained in any C/R Conservation/Recreation 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 times the lineal front footage of the property. The total sign surface area of any single wall sign shall not exceed 50 square feet.~~
  - i. **The total sign surface area of all wall signs on any single parcel of property shall not exceed one times the lineal front footage of the property per façade of street front exposure upon which the sign or signs are to be mounted. The total sign surface area shall not exceed 100 square feet.**
  - ii. **If wall signs are located a minimum of 120 feet from the front or corner lot line, then the total sign surface area of all wall signs on the single parcel of property shall not exceed two times the lineal front footage of the property per façade of street front exposure upon which the sign or signs are to be mounted. The total sign surface area shall not exceed 200 square feet.**
- (b) ~~Number: For each principal building, no more than one wall sign per street front exposure shall be maintained on any one parcel of property in any C/R Conservation/Recreation District.~~

## STANDARDS FOR TEXT AMENDMENTS

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

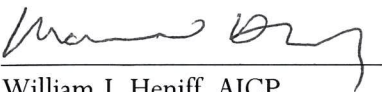
1. *The degree to which the proposed amendment has general applicability within the Village at large and not intended to benefit specific property;*  
The text amendment is generally applicable to all properties in the C/R District within the Village.
2. *The consistency of the proposed amendment with the objectives of this ordinance and the intent of the applicable zoning district regulations;*  
The proposed text amendment is consistent with the objectives of 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 will allow more flexibility for wall signs in the C/R District, but will not otherwise impact standards for those types of developments.
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 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 18-11.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

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