

November 6, 2008

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

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.

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

Stuart Moynihan, Associate Planner, presented the staff report. 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 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-

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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 al **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