

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: Scott Niehaus, Village Manager

DATE : October 24, 2017 **(BOT) Date:** November 2, 2017

SUBJECT: PC 17-33: Text Amendment to the Sign Ordinance

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Requests the following text amendment to the Sign Ordinance (Section 153 of the Code of Ordinances):

1. An amendment to Section 153.505(B)(19)(b)(ii), B3, B4, and B4A Community Shopping District requirements, Wall signs, Properties with multiple tenants, to correct a scrivener's error; and
2. Any requisite companion amendments and references for clarity.

Your Plan Commission recommended approval of this petition by a vote of 5-0, with a waiver of first reading.

Fiscal Impact/Funding Source:

Review (as necessary):

Finance Director _____	Date _____
Village Manager _____	Date _____

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: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development *WJH*

MEETING DATE: November 2, 2017

SUBJECT: **PC 17-33, Text Amendment to the Sign Ordinance**

Please find the following items for Village Board consideration as part of the November 2, 2017 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 17-33;
3. An Ordinance granting approval of the requested text amendment.

The Plan Commission recommended approval of this petition by a vote of 5-0. Please place this petition on the November 2, 2017 Board of Trustees agenda.

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VILLAGE OF LOMBARD

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Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

November 2, 2017

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees
Dan Whittington, Dist. 1
Michael A. Fugiel, Dist. 2
Reid Foltyniewicz, Dist. 3
Bill T. Johnston, Dist. 4
Robyn Pike, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
Scott R. Niehaus

"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."

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

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 17-33, Text Amendment to the Sign Ordinance

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, the Village of Lombard, is requesting a text amendment to Section 153.505(B)(19)(b)(ii) of the Lombard Zoning Ordinance (and any other relevant sections for clarity) to amend the wall signs regulations of the B3, B4, and B4A zoning districts due to a scrivener's error.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on October 16, 2017. Sworn in to present the petition was Tami Urish, Planner I of the Village of Lombard.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked for the staff report.

Ms. Urish presented the staff report, which was submitted to the public record in its entirety. The petitioner, the Village of Lombard, is requesting a text amendment to wall sign regulations of the B3, B4, and B4A zoning districts due to a scrivener's error. In 2015, wall signs for all zoning districts were amended per PC 15-03. The objective of the amendments was to simplify the review of wall signage by not limiting the number of wall signs and measuring words and logos separately. Staff proposes changes regarding the exterior tenants of properties with multiple tenants in the B3, B4 and B4A zoning district that was inadvertently overlooked in 2015 to allow two times the signage on corner units or end units. Staff recommends

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November 2, 2017
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approval.

Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

On a motion by Commissioner Sweetser, and a second by Commissioner Mrofcza, the Plan Commission voted 5-0 to recommend that the Village Board approve the petition associated with PC 17-33.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission
c. Lombard Plan Commission

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

TEXT AMENDMENTS TO THE ZONING ORDINANCE – SIGN ORDINANCE

October 16, 2017

Title

PC 17-33

Petitioner

Village of Lombard

Property Location

Village-wide

Approval Sought

Text amendment to Section 153.505(B)(19)(b)(ii) of the Lombard Zoning Ordinance (and any other relevant sections for clarity) to amend the wall signs regulations of the B3, B4, and B4A zoning districts due to a scrivener's error.

Prepared By

Tami Urish, Planner I

DESCRIPTION

The petitioner, the Village of Lombard, is requesting a text amendment to Section 153.505(B)(19)(b)(ii) of the Lombard Zoning Ordinance (and any other relevant sections for clarity) to amend the wall signs regulations of the B3, B4, and B4A zoning districts due to a scrivener's error.

In 2015, wall signs for all zoning districts were amended (PC 15-03, Ordinance 7051). The objective of the amendments was to simplify the review of wall signage by not limiting the number of wall signs and measuring words and logos separately. Below, staff proposes changes regarding the exterior tenants of properties with multiple tenants in the B3, B4 and B4A zoning district that was inadvertently overlooked in 2015 to allow two times the signage on corner units.

The code previous to the 2015 amendments read as follows:

(ii) *Number:*

1. *Interior tenants shall be permitted to have one (1) wall sign.*
2. *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.*

Since sign number is no longer regulated. The amount of signage area requires correction for exterior tenants only. Corner units can theoretically place signs on the front, side and rear walls if desired.

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 corner unit of a multi-tenant building to have additional signage facing a street or parking lot. This was the original intent of the sign code before the amendments in 2015 in which this section requires clarification. Currently as the code is written, exterior end units of multi-tenant buildings are not granted this extra sign square footage.

EXISTING & PROPOSED REGULATIONS

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

§ 153.505 - B3, B4 and B4A Community Shopping District requirements.

[...]

(B) *Permitted signs.* All signs located in the B3, B4 and B4A Community and Corridor Shopping Districts shall conform to the specific requirements set forth in this Chapter. In any B3, B4 and B4A Community and Corridor Shopping Districts no sign shall be permitted except the following named signs:

[...]

(19) Wall signs in accordance with the provisions set forth in § 153.242. In addition, no wall sign shall be erected or maintained in any B3, or B4 or B4A District unless it also meets all of the following requirements:

[...]

(b) Properties with multiple tenants (other than shared pedestrian access shopping centers):

[...]

(ii) ~~Number:~~ Exterior tenants: ~~shall be permitted to have one time 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 area of all signs on any single business shall not exceed two times the lineal front footage of the tenant space of the building frontage.** Signs shall face either a parking lot which serves the tenant or a street on which the tenant's parcel space has frontage.

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 applicable to the B3, B4 and B4A zoning district.
- 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 unintentional oversight from the amendments granted in 2015 of the sign ordinance.
- 3. The degree to which the proposed amendment would create nonconformity;*
Staff does not believe any nonconformity would be created. The lack of clarification has unintentionally created nonconformities in the interim.

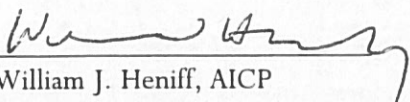
4. *The degree to which the proposed amendment would make this ordinance more permissive;*
The proposed amendment is more permissive to the extent that it will allow exterior tenants of multi-tenant buildings in the B3, B4 and B4A zoning districts an additional wall sign surface area as intended prior to the amendments in 2015.
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 a 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 since it is reestablishing previous intent.

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 17-33.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

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ORDINANCE _____

**AN ORDINANCE APPROVING A TEXT AMENDMENT
TO THE LOMBARD SIGN ORDINANCE
TITLE 15, CHAPTER 153, SECTION 153.505 (B)(19)(b)(ii)
OF THE LOMBARD SIGN CODE**

PC 17-33: Text Amendments to the Sign Ordinance

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

WHEREAS, the Board of Trustees deem it reasonable to periodically review said Zoning Ordinance and make necessary changes; 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 16, 2017 pursuant to appropriate and legal notice; and,

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, 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;

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

SECTION 1: That Title 15, Chapter 153, Section 153.505 (B)(19)(b)(ii) of the Lombard Village Code is hereby amended.

Text amendments in **bold and underline**. Deletions are denoted by a ~~strikethrough~~.

§ 153.505 - B3, B4 and B4A Community Shopping District requirements.

[...]

(B) *Permitted signs.* All signs located in the B3, B4 and B4A Community and Corridor Shopping Districts shall conform to the specific requirements set forth in this Chapter. In any B3, B4 and B4A Community and Corridor Shopping Districts no sign shall be permitted except the following named signs:

[...]

Ordinance No. _____

Re: PC 17-33

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(19) Wall signs in accordance with the provisions set forth in § 153.242. In addition, no wall sign shall be erected or maintained in any B3, or B4 or B4A District unless it also meets all of the following requirements:

[...]

(b) Properties with multiple tenants (other than shared pedestrian access shopping centers):

[...]

(ii) ~~Number:~~ Exterior tenants: shall be permitted to have one time 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 area of all signs on any single business shall not exceed two times the lineal front footage of the tenant space of the building frontage.** Signs shall face either a parking lot which serves the tenant or a street on which the tenant's ~~parcel~~ **space** has frontage.

SECTION 2: That 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 _____, 2017.

First reading waived by action of the Board of Trustees this ____ day of _____, 2017.

Passed on second reading this ____ day of _____, 2017.

Ayes: _____

Nays: _____

Absent: _____

Approved this ____ day of _____, 2017.

Keith T. Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published in pamphlet from this ____ day of _____, 2017.

Sharon Kuderna, Village Clerk