



## **ANALYSIS**

### **SUBMITTALS**

This report is based on the following documents, which were filed with the Department of Community Development on March 20, 2008.

1. Petition for Public Hearing
2. Response to the Standards for Variation
3. Plat of Survey, prepared by Harry A. Ekdahl and Associates Land Surveyors, (undated).
4. Photographs submitted by Lombard Pharmacy.

### **DESCRIPTION**

The subject property is located at the southeast corner of Harrison Road and Main Street. Lombard Pharmacy is the southernmost tenant within a multitenant commercial building on the property. The pharmacy currently has two existing wall signs facing Main Street. As a member of the Health Mart Pharmacy group, Lombard Pharmacy was required by the corporate entity to install an exterior, illuminated sign. In January 2008, Lombard Pharmacy was issued a building permit to attach the illuminated sign to an existing wall sign affixed to the building's cornice. Staff evaluated the addition of this signage to an existing wall sign as an expansion of an existing non-conformity. However, the petitioning pharmacy remains out of compliance with the Lombard Sign Ordinance. Therefore, the petitioner is requesting a variation from Section 153.504(B)(16)(b) of the Lombard Sign Ordinance to allow two (2) wall signs where only one (1) wall sign is permitted in the B1 Limited Neighborhood Shopping District.

### **INTER-DEPARTMENTAL REVIEW COMMENTS**

#### **ENGINEERING**

##### Private Engineering Services

From an engineering or construction perspective, PES has no comments.

##### Public Works Engineering

Public Works Engineering has no comments or changes.

#### **FIRE AND BUILDING**

The Fire Department/Bureau of Inspectional Services has no comments.

## PLANNING

The Sign Ordinance permits one (1) sign per business in the B1 Limited Neighborhood Shopping District. However, staff believes that the particular circumstances of the petitioning business merit an additional wall sign. The lower of the two wall signs provides only limited visibility to passersby of the pharmacy. Due to its placement, the sign can be nearly completely obscured by larger vehicles parked in front of the pharmacy. The visibility of this sign is especially poor when traveling southbound on Main Street. Please see the photographs below.



Due to its placement, the lower of the two signs seems to have a primary function of directing those patrons already on the site. Meanwhile, the wall affixed to the building's cornice primarily serves drivers on Main Street. The petitioner does not believe that the removal of the lower wall sign would be desirable as it would result in visible damage to the building façade.

If this property were zoned B3 Community Shopping District, Lombard Pharmacy would be allowed a second wall sign as a matter of right. The land use and site design of the subject property does not differ significantly from properties north on Main Street that are zoned B3. Staff finds that the signs are appropriately sized and are reasonably located on the building. Also, the two preexisting signs are of a particularly understated nature due to their earthy color palette. The addition of the illuminated Health Mart sign does not cause the pharmacy's signage to be excessive. The illuminated signage also provides some increased visibility for the pharmacy during evening hours. This is important as the pharmacy is open until nine p.m. four days of the week.

The approval of this petition would bring the subject property into compliance with the Lombard Sign Ordinance with regard to new the Health Mart signage and the two pre-existing wall signs.

## **FINDINGS AND RECOMMENDATIONS**

The Department of Community Development has determined that the information presented **has affirmed** the Standards for Variations for the requested variation. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Zoning Board of Appeals make the following motion recommending approval of the variation:

Based on the submitted petition and the testimony presented, the requested variation **does comply** with the Standards required for a variation by the Lombard Zoning and Sign Ordinances; and, therefore, I move that the Zoning Board of Appeals accept the findings on the Inter-Departmental Review Committee as the findings of the Zoning Board of Appeals and recommend to the Corporate Authorities **approval** of ZBA 08-05, subject to the following conditions:

1. The wall sign for the pharmacy, or any future tenant, shall be limited to one wall sign on the existing cornice and one wall sign on the west building elevation south of the existing window pane, as depicted on the submitted building permit applications issued as #05-1154 on 8/10/2005 and #08-86 on 1/31/2008.

Zoning Board of Appeals

Re: ZBA 08-05

Page 5

Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Assistant Village Manager/Director of Community Development

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att-

c: Petitioner

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