

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

TO:	Zoning Board of Appeals	HEARING DATE:	June 23, 1999
FROM:	Department of Community Development	PREPARED BY:	Nancy Hill, AICP Planner II

**TITLE**

**ZBA 99-16: 152 South Main Street:** Requests a variation to the Lombard Sign Ordinance to allow a wall sign in conjunction with an awning, and to increase the number of wall signs permitted in the B5 Central Business District.

**GENERAL INFORMATION**

Property Owner: Lombard Temple Corporation  
6 West Maple Street  
Lombard, IL 60148

Petitioner: Village of Lombard on behalf of the property owner

**PROPERTY INFORMATION**

Existing Zoning: B5 Central Business District

Existing Land Use: Two-story commercial building, upper floor occupied by Masonic Lodge

Size of Property: 11,130 square feet / 0.25 acres

Surrounding Zoning and Land Use:

North:	B5 Central Business District, Mid-America Beauty Supply
South:	R2 Single-family Residence District, First Church of Lombard
East:	R2 Single-family Residence District, First United Methodist Church of Lombard
West:	B5 Central Business District, Maple Street Commuter Lot

## **ANALYSIS**

### **SUBMITTALS**

This report is based on the following documents, which were filed with the Department of Community Development:

1. Petition for Public Hearing.
2. Response to Applicable Standards.

### **DESCRIPTION**

The Masonic Temple is proposing to renovate the façade of their building, including the installation of new signage, with the help of the Village of Lombard Façade Grant Renovation Program. The Lombard Board of Trustees has already approved the grant moneys. In order to install the new signage, however, certain variations are necessary.

The petitioner is proposing several new signs on the building and to move an existing sign. The petitioner is proposing to install an awning sign on the east elevation of the building. The awning sign would have individual spaces for each first floor tenant to advertise upon and the address of the tenant. The Masonic Temple is also proposing to install a wall sign (1.5' x 32'; 48 square feet) on the east elevation, above the proposed awning. A variation is necessary to allow mixed signs. On the south side of building, the Masonic Temple is proposing to install a second wall sign on the south side of the building (5' x 5'; 25 square feet) and to remove an existing wall sign above the south door. Another variation is needed to allow the Masonic Temple to have the second wall sign. Additionally, the petitioner is proposing to move the existing chiropractic office's wall sign (1.5' x 16'; 24 square feet) to the north elevation of the building to the east elevation of the building. No variation is necessary to move this wall sign.

### **PLANNING**

In the B5 Central Business District, the Sign Ordinance prohibits awning signs to be displayed in conjunction with a wall sign. Because the Masonic Lodge has existing wall signs and would like to add another wall sign, an awning sign would not be allowed, per Code.

Staff supports this variation. The Village of Lombard actually approached the Masonic Temple about the renovation of the building façade. The awning signs in conjunction with wall signs will improve the look of the building. The wall sign will break up the second story of the building, as there are no windows on that floor. The awning will replace the metal overhang and be more attractive.

The second variation is to allow the Masonic Lodge to have a second wall sign. In the B5 District, the Sign Ordinance allows a business to only have one wall sign. The Masonic Temple

will have two wall signs, one of the east elevation and one on the south elevation. The signs do meet the square footage requirements and will meet the other requirements of the Sign Ordinance.

Staff also supports this variation because the proposed sign on the east elevation acts as a building identification sign. The Sign Ordinance does not address building identification signs. Historically, buildings in downtown areas have identification signs. Many times these signs are architectural elements, built into the building façade. The Sign Ordinance does not address these types of signs and probably should in the future. The Village would like to encourage building identification signs in the downtown area. The proposed sign on the south elevation, however, is more commercial in nature and advertises the entrance to the business space. If the Sign Ordinance were to some day allow building identification signs in the downtown area, the second wall sign on the south elevation of the building would most likely be allowed outright because the signs would be of two different types. Additionally, the sign on the east elevation will help make the building more attractive.

## **ENGINEERING**

### Private Engineering Services

The Private Engineering Services Division of the Community Development Department has no concerns regarding the petitioner's request.

### Public Works Engineering

The Engineering Division of Public Works has no concerns regarding the petitioner's request.

## **FIRE AND BUILDING**

The Fire Department has no objections to the variations.

## **FINDINGS AND RECOMMENDATIONS**

The Department of Community Development has determined that the information presented has affirmed the Standards for 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 this petition:

Based on the submitted petition and the testimony presented, the requested variations do comply with the Standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Zoning Board of Appeals recommend to the Corporate Authorities **approval** of ZBA 99-16.

Zoning Board of Appeals

Re: ZBA 99-16

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Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Director of Community Development

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c:       Petitioner

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