

May 15, 2008

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

Subject: ZBA 08-05; 805 S. Main St.

Dear President and Trustees:

Your Zoning Board of Appeals submits for your consideration its recommendation on the above referenced petition. The petitioner requests 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.

The Zoning Board of Appeals conducted a public hearing on April 23, 2008. Craig Kueltzo, president of Lombard Pharmacy, presented the petition. Mr. Kueltzo stated that when the pharmacy switched franchises they were required to display an additional illuminated sign on their building. The illuminated sign was permitted by the planning department, but the pharmacy would have to seek a variation for the existing second wall sign on the building. This sign has been in existence before the business was acquired by Mr. Kueltzo. He believed that damage to the building may be visible were it to be removed. Also, a shadow of the sign may be left behind on the façade.

Chairperson DeFalco opened the meeting for public comment. Michael Porritt, 762 S. Main St., spoke against the petition. He stated that he lives across the street from the pharmacy. The signage at the pharmacy is much brighter than it used to be. He stated that he was concerned about the light pollution as the pharmacy is open until nine p.m. and the sign is often on until 11 p.m. He also stated the other businesses in the building might ask for more signs. Mr. Porritt stated that he believed the new illuminated sign was out of character with the other signs on the building.

Mr. Kueltzo stated that his variation was intended to allow one of the original, non-illuminated wall signs. His illuminated sign was allowed by the Zoning

Ordinance. He stated that he understood the concerns of Mr. Porritt and that he would arrange to have the sign turned off by 9:15 p.m.

Chairperson DeFalco then requested the staff report.

Stuart Moynihan, Associate Planner, presented the staff report. Mr. Moynihan stated 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.

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 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.

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.

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. 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.

Staff is recommending approval of the petition subject to the condition in the staff report.

Mr. Tap asked if there was a freestanding sign on the property and if that sign was also related to this petition.

Mr. Kueltzo stated that there was an old pylon sign on the property.

Mr. Moynihan stated that the existing freestanding sign was not part of this petition.

Chairperson DeFalco stated that Mr. Z's signage rose concerns from neighbors concerning illumination. He asked if code identifies the permitted amount of illumination.

Mr. Moynihan stated that the amount of illumination is not reviewed by planning.

Chairperson DeFalco asked about the number of watts used for the illuminated sign.

Mr. Kueltzo stated four, thirty watt bulbs were used. He stated that his original signage was brighter but he was forced to change his wall sign by the property owner.

Chairperson DeFalco asked Mr. Porritt if the lights being turned off at 9:15 would make him more amenable to the request.

Mr. Porritt answered yes but, he was still concerned about more signage at the property.

Mr. Kueltzo stated that soon there would only be two tenants in the building.

Mr. Tap asked staff if the new wall sign's size conformed to the ordinance regarding the width of the tenant space.

Mr. Moynihan stated that the sign was reviewed by the planning department and was permitted.

On a motion by Mr. Polley and a second by Mr. Tap, the Zoning Board of Appeals recommended by a vote of 6 to 0 that the Village Board approve a variation to 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 subject to the following condition:

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.

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Respectfully,

VILLAGE OF LOMBARD

John DeFalco
Chairperson
Zoning Board of Appeals