



**FRED BUCHOLZ**  
DUPAGE COUNTY RECORDER  
MAR.05,2015 9:12 AM  
OTHER \$33.00 06-20-100-066  
007 PAGES R2015-020957

**ORDINANCE NO. 7024**

**GRANTING APPROVAL OF A CONDITIONAL USE TO  
ESTABLISH THE SUBJECT PROPERTY AS A PLANNED  
DEVELOPMENT; A DEVIATION ASSOCIATED WITH WALL  
SIGNS IN THE B4A ROOSEVELT ROAD CORRIDOR DISTRICT**

**PIN: 06-20-100-068; 06-20-100-069 and 06-20-100-077**

**ADDRESS: 105-129 E. Roosevelt Road and 1210-1220 S. Garfield  
Street, Famous Liquors Shopping Center), Lombard IL 60148**

**Prepared by and Return To:  
Village of Lombard  
255 E. Wilson Avenue  
Lombard, IL 60148**



I, **Janet Downer**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

I further certify that attached hereto is a  
copy of

ORDINANCE 7024

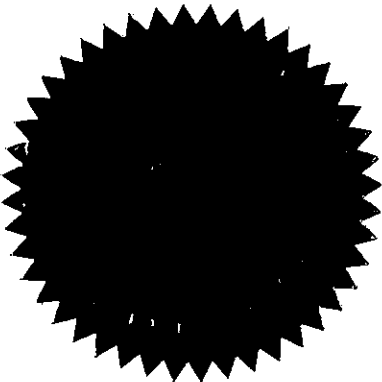
GRANTING APPROVAL OF A CONDITIONAL USE TO ESTABLISH THE  
SUBJECT PROPERTY AS A PLANNED DEVELOPMENT; A DEVIATION  
ASSOCIATED WITH WALL SIGNS IN THE B4A ROOSEVELT ROAD  
CORRIDOR DISTRICT

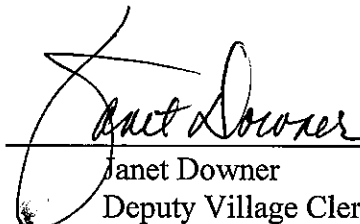
PIN(s): 06-20-100-066, 06-20-100-067,  
06-20-100-068, 06-20-100-069 and 06-20-100-077

ADDRESS: 105-129 E. Roosevelt Road and 1210-1220 S. Garfield Street,  
Famous Liquors Shopping Center), Lombard IL 60148

of the said Village as it appears from the official records  
of said Village duly approved this 4th  
day of December, 2014.

**In Witness Whereof**, I have hereunto affixed my official signature and the  
Corporate Seal of said **Village of Lombard**, Du Page County, Illinois  
this 17th day of February, 2015.



  
\_\_\_\_\_  
Janet Downer  
Deputy Village Clerk  
Village of Lombard  
DuPage County, Illinois

**ORDINANCE 7024**

**PAMPHLET**

**PC 14-37: 105-129 E. ROOSEVELT ROAD AND  
1210-1220 S. GARFIELD STREET, FAMOUS LIQUORS  
SHOPPING CENTER**



PUBLISHED IN PAMPHLET FORM THIS 5<sup>TH</sup> DAY OF DECEMBER, 2014, BY  
ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,  
DUPAGE COUNTY, ILLINOIS.

*Sharon Kuderna*

Sharon Kuderna  
Village Clerk

**ORDINANCE NO. 7024**

**AN ORDINANCE GRANTING APPROVAL OF A CONDITIONAL USE TO ESTABLISH THE SUBJECT PROPERTY AS A PLANNED DEVELOPMENT; A DEVIATION ASSOCIATED WITH WALL SIGNS IN THE B4A ROOSEVELT ROAD CORRIDOR DISTRICT**

**(PC 14-37: 105-129 E. Roosevelt Road and 1210-1220 S. Garfield Street, Famous Liquors Shopping Center)**

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and, the Lombard Sign Ordinance, otherwise known as Title 15, Chapter 153 of the Code of Lombard, Illinois; and,

WHEREAS, the Subject Property as defined below is zoned B4A Roosevelt Road Corridor District; and,

WHEREAS, an application requests approval for a conditional use for a planned development for the subject properties located within the B4A Roosevelt Road Corridor District, and a deviation from Section 153. 505(B)(19)(b)(ii)(a) to allow for more than one wall sign for a tenant space within the B4A Roosevelt Road Corridor District; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on November 17, 2014 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 deviation 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 a conditional use is hereby granted for the Subject Property, as described in Section 4 below, pursuant to Title 15, Chapter 155, Section 155.404(C)(6) of the Zoning Ordinance to establish the subject property as a Planned Development; and

SECTION 2: That a deviation is hereby granted from Section 153. 505(B)(19)(b)(ii)(a) to allow for more than one wall sign for a tenant space; and

Ordinance No. 7024

Re: PC 14-37

Page 2

SECTION 3: This ordinance is limited and restricted to the property generally located at 105 – 129 E. Roosevelt Road and 1210 - 1220 S. Garfield Street, Lombard, Illinois, and legally described as follows:

THE EAST 301.74 FEET OF THE WEST 521.75 FEET OF THE NORTH 284 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS. EXCEPT THAT PART TAKEN FOR HIGHWAY PURPOSES.

AND

THE NORTH 30 FEET OF LOT 1. THE NORTH 30 FEET OF LOT 2 AND THE NORTH 30 FEET OF THE WEST 26.76 FEET OF LOT 3. ALL IN SHARON'S SUBDIVISION OF THE SOUTH 376 FEET OF THE NORTH 660 FEET OF THE EAST 330 FEET OF THE WEST 660 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Parcel number(s): 06-20-100-066 and 06-20-100-067

PARCEL 1

THE NORTH 284.00 FEET OF THE EAST 138.25 FEET OF THE WEST 660.00 FEET OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS EXCEPT FOR THAT PART OF THE NORTH 284 FEET OF THE EAST 138.25 OF THE WEST 660 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE AFORESAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20 AS MONUMENTED AND OCCUPIED; THENCE ON AN ASSUMED BEARING OF NORTH 87 DEGREES 36 MINUTES 34 SECONDS EAST 521.75 FEET ALONG THE NORTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20 TO THE NORTHWEST CORNER OF THE EAST 138.25 OF THE WEST 660 FEET THEREOF, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAME BEARING OF NORTH 87 DEGREES 36 MINUTES 34 SECONDS EAST 138.25 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID EAST 138.25 FEET OF THE WEST 660 FEET; THENCE SOUTH 02 DEGREES 24 MINUTES 28 SECONDS EAST 52.86 FEET ALONG THE EAST LINE OF SAID EAST 138.25 FEET OF THE WEST 660 FEET TO A POINT , SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS SURVEY MARKER; THENCE SOUTH 87 DEGREES 36

Ordinance No. 7024

Re: PC 14-37

Page 3

MINUTES 34 SECONDS WEST 138.25 FEET TO A POINT ON THE WEST LINE OF THE EAST 138.25 FEET OF THE WEST 660 FEET; THENCE NORTH 02 DEGREES 24 MINUTES 28 SECONDS WEST 52.86 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

PARCEL 2

LOT 5 EXCEPT THE EAST 66. FEET THEREOF IN ROOSEVELT HIGHLAND SHOPPING CENTER, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3

THE NORTH 83.0 FEET EXCEPT THE EAST 41.0 FEET THEREOF OF LOT 32 IN HARRISON HOMES, INC., LOMBARD VILLA UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOFF RECORDED APRIL 22, 1954 AS DOCUMENT 714319, AND CORRECTED BY CERTIFICATE RECORDED JUNE 22, 1954 AS DOCUMENT 721020, AND BY CERTIFICATE RECORDED SEPTEMBER 9, 1954 AS DOCUMENT 729526, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4

THE NORTH 30.0 FEET OF LOT 3, EXCEPT THE WEST 26.75 FEET THEREOF, AND THE NORTH 30.0 FEET OF LOT 4 IN SHARON'S SUBDIVISION OF THE SOUTH 376.0 FEET OF THE WEST 660.0 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Parcel number(s): 06-20-100-068; 06-20-100-069 and 06-20-100-077

SECTION 4: The deviations set forth in SECTION 2 above shall be granted subject to compliance with the following conditions:

1. Any future signs, including this sign, involving the subject property shall apply for and receive a building permit; and
2. The parking lot shall be configured so as to meet all Illinois Accessibility Code requirements, including but not limited to (a.) five (5) sixteen foot (16') wide parking spaces in total with either an eight foot (8') or five foot (5') wide diagonally striped access aisle; (b.) accessible parking on level pavement on the shortest route possible to an accessible entrance; and (c.) a U.S. Department of Transportation R7-8 (Reserved

Ordinance No. 7024  
Re: PC 14-37  
Page 4

Parking) and an R7-I101 (\$250 Fine) sign must be permanently mounted in the center of the sixteen foot (16') wide accessible parking space and the signs shall be no more than five feet (5') from the front of the parking space and at minimum, the bottom of the R7-8 sign must be five feet (5') from the pavement.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed on first reading this \_\_\_\_ day of \_\_\_\_\_, 2014.

First reading waived by action of the Board of Trustees this 4<sup>th</sup> day of December, 2014.


Passed on second reading this 4<sup>th</sup> day of December, 2014.

Ayes: Trustee Whittington, Fugiel, Foltyniewicz, Breen, Fitzpatrick and Ware

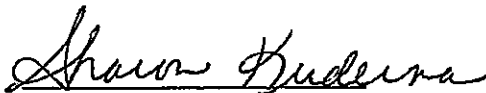
Nays: None

Absent: None

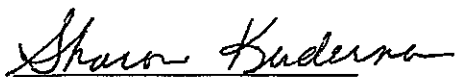
Approved this 4<sup>th</sup> day of December, 2014.

  
Keith T. Giagnorio  
Village President

ATTEST:

  
Sharon Kuderna  
Village Clerk

Published by me in pamphlet form on this 5<sup>th</sup> day of December, 2014.

  
Sharon Kuderna  
Village Clerk