

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NUMBER 5186,
ADOPTED SEPTEMBER 5, 2002, GRANTING A CONDITIONAL USE
FOR A PLANNED DEVELOPMENT
WITH A DEVIATION FOR WALL SIGNAGE;
AND A CONDITIONAL USE FOR
MOTOR VEHICLE SALES, SERVICE AND REPAIR;
IN A B4 CORRIDOR COMMERCIAL DISTRICT**

(PC 03-41; 725 W. Roosevelt Road)

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

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

WHEREAS, on September 5, 2002, the President and Board of Trustees adopted Ordinance 5186, granting a conditional use for a B4PD Corridor Shopping District/Planned Development with signage deviations and variations to the transitional landscape yard for property legally described herein pursuant to Title 15, Chapter 155, Section 155.501 et seq. of the Code of Lombard; and

WHEREAS, Ordinance 5186, also granted approval of a conditional use for motor vehicle, sales, service and repair on the subject property, subject to conditions; and

WHEREAS, Title 15, Chapter 155, Section 155.504 allows for amendment of an ordinance granting a conditional use for a planned development after a public hearing before the Village's Plan Commission; and

WHEREAS, the petitioner is requesting an amendment to the planned development and the conditional use for motor vehicle sales, service and repair to allow for a building expansion, consistent with the submitted plans; and

WHEREAS, pursuant to an application to amend Ordinance 5186, proper and legal notice was provided and a public hearing was held before the Village's Plan Commission on December 15, 2003; and

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the amendments described herein, subject to terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have reviewed the request and hereby adopt the findings and recommendations of the Plan Commission as set forth herein, and make same part hereof, subject to the terms and conditions established by this ordinance as more fully set forth below.

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 Ordinance No. 5186 adopted September 5, 2002 is hereby amended for the property legally described in Section 2 below to allow for an amendment to the conditional use for a planned development with a signage deviation for one additional wall sign; as well as an amendment to the conditional use for motor vehicle sales, service and repair; all subject to the conditions noted in Section 3 below.

SECTION 2: That this ordinance is limited and restricted to the property generally located 725 W. Roosevelt Road, Lombard, Illinois and legally described as follows:

LOT A IN LOMBARD TOYOTA RESUBDIVISION OF PARTS OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED DECEMBER 24, 2002 AS DOCUMENT NO. R2002-358188, IN THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS.

Parcel Number: 06-19-100-032, 033

SECTION 3: That the conditional uses and deviation set forth in Section 1 above shall be granted subject to compliance with the following conditions:

1. The petitioner shall develop the site essentially in accordance with the site plan packet prepared by Archineering, Inc., updated November 17, 2003 and made a part of this request.
2. That the petitioner shall apply for and receive a building permit for the proposed improvements. Said permit shall include and shall satisfactorily address those issues identified as part of the Inter-departmental review comments noted within the staff report.
3. That a total of five wall signs shall be permitted on the principal building, with the wall sign size and placement to be consistent with the petitioner's plans, as follows:
 - a. Three "Toyota" signs: one sign of 55 square feet and two signs of 85 square feet in size,
 - b. One "Lombard" sign of 28 square feet in size, and
 - c. One "Service" sign of 24 square feet in size.

Any future signage changes shall be subject to a future site plan approval from the Village.

4. That the property shall be developed consistent with Village Code.

SECTION 4: 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 _____, 2004.

First reading waived by action of the Board of Trustees this
_____ day of _____, 2004.

Passed on second reading this _____ day of _____, 2004.

Ayes: _____

Nays: _____

Absent: _____

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Approved this _____ day of _____, 2004.

William J. Mueller, Village President

ATTEST:

Barbara A. Johnson, Deputy Village Clerk