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KATHLEEN W. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
03/24/2021 08:47 AM

DOCUMENT # R2021-034477

ORDINANCE 7908

AN ORDINANCE GRANTING A PLANNED DEVELOPMENT WITH ASSOCIATED ZONING, SUBDIVISION, AND SIGNAGE RELIEF WITHIN THE B3 COMMUNITY SHOPPING DISTRICT

PIN(s) : 06-29-200-056

ADDRESS: 600-690 E. Butterfield Road, Lombard, IL

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 7908

AN ORDINANCE GRANTING A PLANNED DEVELOPMENT WITH
ASSOCIATED ZONING, SUBDIVISION, AND SIGNAGE RELIEF WITHIN
THE B3 COMMUNITY SHOPPING DISTRICT

PIN(s) : 06-29-200-056

ADDRESS: 600-690 E. Butterfield Road, Lombard, IL

of the said Village as it appears from the official records
of said Village duly approved this 21st
day of January, 2021.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate
Seal of said **Village of Lombard**, Du Page County, Illinois this 19th
day of February, 2021.



A handwritten signature in black ink, appearing to read "Janet Downer". The signature is written over a horizontal line.

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

ORDINANCE 7908

PAMPHLET

**PC 20-12: 600-690 E. BUTTERFIELD ROAD, HOFFMANN GROUP
AN ORDINANCE GRANTING A PLANNED DEVELOPMENT WITH
ASSOCIATED ZONING, SUBDIVISION, AND SIGNAGE RELIEF WITHIN THE
B3 COMMUNITY SHOPPING DISTRICT**



**PUBLISHED IN PAMPHLET FORM THIS 22ND DAY OF JANUARY 2021, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.**

Sharon Kuderna

**Sharon Kuderna
Village Clerk**

ORDINANCE NO. 7908

AN ORDINANCE GRANTING A PLANNED DEVELOPMENT WITH ASSOCIATED ZONING, SUBDIVISION, AND SIGNAGE RELIEF WITHIN THE B3 COMMUNITY SHOPPING DISTRICT

(PC 20-12: 600-690 E. Butterfield Road, Hoffmann Group)

(See also Ordinance No.(s) 7903, 7904, 7905, 7906, 7907, 7909, 7910, 7911, 7912)

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,

WHEREAS, the Subject Property as defined below is zoned B3PD Community Shopping District Planned Development; and,

WHEREAS, an application has been filed requesting approval of a planned development with companion conditional uses, deviations and variations from the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code) and the Lombard Sign Ordinance (Title 15, Chapter 153 of the Village Code), as set forth below;

A. Establish a new planned development for the property, per Chapter 155.415 (C) of Village Code and granting approval of land use exceptions, text amendments, variations and deviations, including relief from the following standards, as set forth more fully as follows:

1. Chapter 155 of the Village Code of Ordinances (i.e., the Lombard Zoning Ordinance)
 - a. A deviation from Section 155.415 (H) requiring all lots having a minimum of ten percent (10%) of open space;
 - b. A variation from Section 155.602(A)(10)(d) relative to the lighting and photometric requirements for all lot lines internal to the planned development;
 - c. For Lot 4, a use exception as provided for within Section 155.508(B) to provide for multiple-family residential buildings as a permitted use subject to Site Plan Approval;
 - d. For Lot 4, a use exception provided for within Section 155.508(B)(3) to provide for a land use exception for a proposed multiple-family land use representing more than forty (40) percent of the gross floor area of a planned development;
 - e. For Lot 4, a deviation to provide for a principal building to up to one-hundred feet (100') in height, where a maximum height of thirty feet (30') is permitted.
 - f. For Lot 7, establish the property for public municipal uses and facilities, as defined by Section 155.800 et. seq. of Village Code as an essential government service use, and subject to the provisions of Section 155.217(A) of Village Code.
2. Chapter 153 of the Village Code of Ordinances (i.e., the Lombard Sign Ordinance)

a. For Lot 6, variations from Section 153.226 to provide for Off-Premises Signage, in the following respects and subject to Site Plan Approval.

i. variations from Section 153.226(B) to not require off-premise signs as the principal use of a zoning lot. Off-premise signs shall not be erected on any zoning lot which contains an existing principal structure, building or use.

ii. variations from Section 153.226(C) to provide for more than one off-premise sign shall be located on a zoning lot.

iii. variations from Section 153.226(D) to allow for an off-premise sign shall exceed 125 square feet in sign surface area per sign face.

iv. Variations from Section 153.226(F) to provide for off-premise signs to be located within a requisite yard.

v. Variations from Section 153.226(H) to provide for off-premise signs to be located closer than a minimum of 100 feet from any other off- premise or freestanding sign.

B. Grant Site Plan Approval Authority to the Lombard Plan Commission, as set forth within Sections 155.504 and 155.511 of Village Code, and not being considered concurrent with the approval of the planned development.

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on October 19 and November 2, 2020 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the planned development with companion conditional uses, deviations and variations from the Lombard Code of Ordinances, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions 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 planned development with companion conditional uses, deviations and variations from the Lombard Code of Ordinances, as set forth are hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3.

SECTION 2: That this Ordinance is limited and restricted to 600-690 E. Butterfield Road, Lombard, Illinois, and legally described as follows:

PROPOSED LOTS 1-7 OF THE HOFFMANN – LOMBARD SUBDIVISION AS SET FORTH ON THE PRELIMINARY PLAT DATED JULY 17, 2020, AS APPROVED BY ORDINANCE

7907, AS PART OF PARCEL 1 IN NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT OF LOT 1 IN THE RESUBDIVISION OF NORTHERN BAPTIST THEOLOGICAL SEMINARY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID ASSESSMENT PLAT RECORDED AUGUST 28, 2007 AS DOCUMENT R2007-159301, IN DUPAGE COUNTY, ILLINOIS.

PIN: 06-29-200-056

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. The petitioner shall address all comments in the KLOA traffic report and any such improvements located within the Butterfield Road right-of-way and the intersection approaches shall be subject to review and approval by the Illinois Department of Transportation (IDOT). Village Staff and KLOA shall review any proposed changes;
4. The stormwater detention shall be provided for the entire project, including lot 4. If not, any future development on lot 4 will need to provide for stormwater detention and a future proposed location shall be provided to Village Staff for review as part of a future development petition.
5. The final plat of subdivision shall be provided to the Village for consideration and approval within twelve months from the date of the approval of the petition. All other relief granted as part of this petition shall be subject to time extensions and limitations as set forth within Village Code. Furthermore, any time considerations and limitations as set forth within Village Code shall be deemed to have been met within this petition if construction on the overall development site improvements has commenced.

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 7th day of January, 2021.

First reading waived by action of the Board of Trustees this _____ day of _____, 2021.

Ordinance No. 7908

Re: PC 20-12

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Passed on second reading this 21st day of January, 2021, pursuant to a roll call vote as follows:

Ayes: Trustee Whittington, Puccio, Foltyniewicz, Honig, Militello and Ware

Nays: None

Absent: None

Approved by me this 21st day of January, 2021.


Keith T. Giagnorie, Village President

ATTEST:


Sharon Kuderna, Village Clerk

Published by me in pamphlet form this 22nd day of January, 2021.


Sharon Kuderna, Village Clerk