



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

AUG. 08, 2017

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OTHER

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ORDINANCE 7398

**GRANTING A VARIANCE FOR A FREESTANDING SIGN
PURSUANT TO TITLE 15, CHAPTER 153, SECTION 153.506
(A)(6)(c) OF THE LOMBARD SIGN ORDINANCE**

PIN(s): 06-08-108-010

**ADDRESS: BP Gas Station - 1 E. St. Charles Road,
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 7398
GRANTING A VARIANCE FOR A FREESTANDING SIGN PURSUANT TO TITLE 15,
CHAPTER 153, SECTION 153.506 (A)(6)(c) OF THE LOMBARD SIGN ORDINANCE

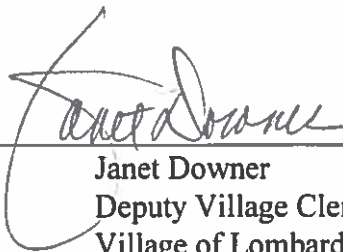
PIN(s): 06-08-108-010

ADDRESS: 1 E. St. Charles Road, Lombard, IL 60148

of the said Village as it appears from the official records
of said Village duly approved this 20th
day of July, 2017.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate
Seal of said **Village of Lombard**, Du Page County, Illinois this 2nd
day of August, 2017.





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

**ORDINANCE 7398
PAMPHLET**

**PC 17-22: 1 E. ST. CHARLES ROAD
SIGN VARIANCE**



**PUBLISHED IN PAMPHLET FORM THIS 21ST DAY OF JULY, 2017, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.**

Sharon Kuderna

**Sharon Kuderna
Village Clerk**

ORDINANCE NO. 7398

**AN ORDINANCE GRANTING A VARIANCE FOR A FREESTANDING
SIGN PURSUANT TO TITLE 15, CHAPTER 153, SECTION 153.506
(A)(6)(c) OF THE LOMBARD SIGN ORDINANCE**

PC 17-22; 1 E. St. Charles Road

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted 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 B5 Central Business District; and,

WHEREAS, an application has been filed requesting a variance from Section 153.506 (A)(6)(c) of the Lombard Sign Ordinance to allow for a freestanding sign of seventeen feet (17') in height, where six feet (6') is required within the B5 Central Business District; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on June 19, 2017 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendation with the President and Board of Trustees recommending approval of the variation described here in, 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 variance is hereby granted for the Subject Property legally described in Section 2 below, pursuant to Title 15, Chapter 153, Section 153.506(A)(6)(c) of the Lombard Sign Ordinance to allow for a freestanding sign of seventeen feet (17') in height, where six feet (6') is the maximum allowed within the B5 Central Business District and subject to the conditions set forth in Section 3.

SECTION 2: That this Ordinance is limited and restricted to the property located at 1 E. St. Charles Road, Lombard, Illinois and legally described as follows:

LOT THIRTEEN (13) IN BLOCK SEVENTEEN (17) OF THE ORIGINAL PLAT OF THE TOWN, NOW VILLAGE, OF LOMBARD, BEING THAT PART OF THE

NORTHWEST QUARTER (NW ¼) OF SECTION EIGHT (8) IN TOWNSHIP THIRTY-NINE (39) NORTH, RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN (3RD P.M.), DESCRIBED BY COMMENCING AT AN IRON BOLT IN THE WEST LINE OF THE SECTION IN THE CENTER OF LAKE STREET (FORMERLY ST. CHARLES AND CHICAGO STATE ROAD) WHICH POINT IS ELEVEN AND TWENTY-THREE HUNDREDTHS (11.23) CHAINS SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 8 AND RUN THENCE SOUTH THREE-QUARTERS OF A DEGREE WEST (S ¾ DEGREES W) TWO AND SEVENTY-TWO HUNDREDTH (2.72) CHAINS TO THE NORTH LINE OF RAILROAD RIGHT OF WAY, THENCE NORTH EIGHTY-EIGHT AND THREE-QUARTERS DEGREES EAST (N 88-¾ DEGREES E) ALONG RAILROAD RIGHT OF WAY TWO AND FORTY-THREE HUNDREDTHS (2.43) CHAINS, THENCE NORTH TWENTY-TWO AND ONE-HALF DEGREES WEST (N22-½ DEGREES W) TWO AND FORTY-FIVE HUNDREDTHS (2.45) CHAINS TO THE CENTER OF ROAD, THENCE SOUTH SEVENTY DEGREES WEST (S 70 DEGREES W) ONE AND FORTY-SEVEN HUNDREDS (1.47) CHAINS TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PART THEREOF CONVEYED BY WEST SUBURBAN BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 2, 1984 AND KNOWN AS TRUST NUMBER 3370 TO VILLAGE OF LOMBARD BY INSTRUMENT RECORDED JANUARY 28, 1987 AS DOCUMENT R1987-013238 FOR ROADWAY PURPOSES.

EXCEPTING, HOWEVER, THEREFROM ALL THAT PART OF THEREOF CONVEYED BY THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY TO THE VILLAGE OF LOMBARD BY DEED DATED DECEMBER 19, 1922 AND THEREIN DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE SOUTH LINE OF LAKE STREET TWENTY-TWO AND TWENTY-FOUR HUNDREDTHS FEET (22.24 FEET) WESTERLY FROM ITS INTERSECTION WITH THE EAST LINE OF MAIN STREET EXTENDED SOUTH FROM THE NORTH; THENCE SOUTHERLY ONE HUNDRED TWENTY-SEVEN AND TWO-TENTHS FEET (127.2 FEET) TO A POINT WHICH IS TWENTY-TWO AND FIFTY-FIVE HUNDREDTHS FEET (22.55) WEST AT RIGHT ANGLES FROM SAID EXTENDED EAST LINE OF MAIN STREET; THENCE SOUTHWESTERLY TWENTY-FIVE AND FIVE TENTHS FEET (25.5 FEET) TO A POINT WHICH IS FIFTY FEET (50 FEET) NORTHERLY AT RIGHT ANGLES FROM THE CENTER LINE BETWEEN THE TWO MAIN TRACKS OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, AS SAID TRACKS ARE NOW LOCATED AND CONSTRUCTED AND TWENTY EIGHT AND SIX-TENTHS (28.6 FEET) WESTERLY AT RIGHT ANGLES FROM SAID EXTENDED EAST LINE OF MAIN STREET; THENCE WESTERLY ON A LINE PARALLEL WITH AND FIFTY FEET (50 FEET) DISTANT FROM SAID CENTER LINE BETWEEN SAID MAIN TRACKS ELEVEN FEET (11 FEET) MORE OR LESS TO THE WEST LINE OF SAID SECTION EIGHT (8) THENCE NORTH ON SAID SECTION LINE TO THE SOUTH LINE OF LAKE STREET; THENCE EASTERLY TO THE PLACE OF BEGINNING.

EXCEPTING, HOWEVER, ALSO FROM THE ABOVE DESCRIBED PREMISES A STRIP OF LAND TEN FEET (10 FEET) WIDE NORTH OF AND ADJOINING THE SOUTHERLY BOUNDARY LINE OF SAID DESCRIBED PREMISES, MEASURED AT RIGHT ANGLES THERETO.

PARCEL 2:

THE WEST 28 FEET OF LOT 12 IN BLOCK 17 IN THE TOWN OF LOMBARD, BEING A SUBDIVISION OF SECTIONS 5, 6, 7, 8 AND 18 TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1868 AS DOCUMENT NUMBER 9433, IN DUPAGE COUNTY, ILLINOIS.

CONTAINING TOTAL AREA: 14,830.39 sq. ft. (0.34 acres)

Parcel Number: 06-08-108-010; (the "Subject Property").

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

1. The petitioner shall develop the site in accordance with the plans submitted as part of this request from Ahern Signs dated 5/11/17 and Red Rooster Flow dated 5/1/17;
2. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the sign is not installed by said date, this relief shall be deemed null and void;
4. The freestanding sign must be completely enclosed within the airspace of the petitioner's property and shall not project into the public owned right of way;
5. The petitioner shall install and maintain a landscaping area surrounding the freestanding sign in accordance with the Downtown Landscape Enhancement Recommendations;
6. All lighting must conform to the Village's photometric standards; and
7. The existing freestanding sign located in the northeast corner of the subject property shall be removed.

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 ____, 2017.

First reading waived by action of the Board of Trustees this 20th day of July, 2017.

Ordinance No. 7398

Re: PC 17-22

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Passed on second reading this 20th day of July, 2017.

Ayes: Trustee Whittington, Fugiel, Foltyniewicz, Johnston, Pike and Ware

Nays: None

Absent: None


Approved this 20th day of July, 2017.


Keith T. Giagnorio
Village President

ATTEST:


Sharon Kuderna
Village Clerk

Published by me in pamphlet form on this 21st day of July, 2017.


Sharon Kuderna
Village Clerk