

ORDINANCE NO. 5624

**AN ORDINANCE FURTHER AMENDING
ORDINANCE NUMBER 2555, ADOPTED SEPTEMBER 23, 1982,
ORDINANCE 4088 ADOPTED OCTOBER 19, 1995, AND
ORDINANCE 5538 ADOPTED SEPTEMBER 2, 2004
GRANTING A CONDITIONAL USE FOR A PLANNED DEVELOPMENT**

(PC 04-21: 1103-1177 South Main Street and 150 East Roosevelt Road)
(Lombard Pines Shopping Center Planned Development)

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, on September 23, 1982, the President and Board of Trustees adopted Ordinance 2555, granting a conditional use for a planned development for the property legally described herein pursuant to Title 15, Chapter 155, Section 155.501 et seq. of the Code of Lombard (hereinafter the "Subject Property"); and

WHEREAS, on October 19, 1995, the President and Board of Trustees adopted Ordinance 4088, amending the planned development for the Subject Property; and

WHEREAS, on September 2, 2004, the President and Board of Trustees adopted Ordinance 5538, further amending the planned development for the Subject Property; and

WHEREAS, as a condition of approval of Ordinance 5538, the petitioner/property owner was required to submit shopping center identification (SCI) signage plans to the Village for review and approval within six month of the date of approval of the Ordinance; and

WHEREAS, the petitioner has submitted a signage package to the Village for approval, but the submitted plan does request additional signage relief not granted through the previous plan development approvals; 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, pursuant to an application to amend Ordinances 2555, 4088 and 5538, the petitioner requests deviations from Section 153.234 (D) of the Lombard Sign Ordinance to allow for a SCI sign to be up to thirty-three feet (33') in height, whereby twenty-seven feet (27') is the maximum sign height is allowed, and to allow for an increase in overall copy area for a SCI sign of up to two-hundred forty-five (245) square feet, where a maximum one-hundred fifty (150) square feet is allowed by Ordinance 2555; and

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the amendment 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 deviation to allow for a SCI sign to be up to thirty-three feet (33') in height, whereby twenty-seven feet (27') is the maximum sign height is allowed is hereby granted and a deviation to allow for an increase in overall copy area for a SCI sign of up to two-hundred forty-five (245) square feet, where a maximum one-hundred fifty (150) square feet is allowed by Ordinance 2555 is hereby granted.

SECTION 2: That Section 1, paragraph 5 of Ordinance 5538 adopted September 2, 2004 shall be amended to read in its entirety as follows:

- 1) The shopping center signs shall be designed essentially in accordance with the sign plans prepared by Doyle Signs, dated March 2, 2005 and made a part of this request.

- 2) The shopping center identification sign along Roosevelt Road shall not exceed 35 feet in height. The anchor and tenant identification portion of the Roosevelt Road sign shall be limited to 200 square feet in sign surface area. The shopping center identification sign shall not exceed 70 square feet in sign surface area.
- 3) The shopping center identification sign on Main Street shall not exceed 30 feet in height. The anchor and tenant identification portion of the Main Street sign shall be limited to 157 square feet in sign surface area. The shopping center identification sign shall not exceed 70 square feet in sign surface area.
- 4) Said signs shall be erected within eighteen (18) months of the date of approval of this Ordinance.

SECTION 3: That all other provisions of Ordinances 2555, 4088 and 5538 not amended by this Ordinance shall remain in full force and effect.

SECTION 4: That the aforementioned planned development amendments are limited and restricted to the property legally described as follows:

Lot 3 of Owner's Assessment Plat of part of the southwest 1/4 of Section 17, Township 39 North, Range 11 East of the Third Principal Meridian according to the Plat thereof recorded December 20, 1943, as Document 457027, except that part, described as follows: Beginning at the point of intersection of a line drawn parallel with and 100 feet east of the west line of Main Street as dedicated by the Plat of Roosevelt Crest, with a line drawn parallel with and 50 feet north of the center line of Roosevelt Road as now paved and running hence north parallel with said west line of Main Street 150 feet, hence east parallel with said center line of Roosevelt Road 150 feet henceforth parallel with said west line of Main Street 150 feet, hence west parallel with said center line of Roosevelt Road 150 feet to the point of beginning in DuPage County, Illinois, known as NE corner of Roosevelt Road and Main Street, Lombard, Illinois.

Parcel Identification Numbers: 06-17-305-012, 017, 021, 029, 030, 031, 032, 033, 038, 039, 041, 042, 043, 044, 045, and 046

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

Passed on first reading this 7th day of April, 2005.

First reading waived by action of the Board of Trustees this ____ day of _____, 2005.


Passed on second reading this 21st day of April, 2005.

Ayes: Trustees Williams, Tross, Koenig, Sebby, Florey and Soderstrom

Nayes: None

Absent: None

Approved this 21st, day of April, 2005.


William J. Mueller, Village President

ATTEST:


Barbara A. Johnson, Deputy Village Clerk