

ORDINANCE NO. 6083

**AN ORDINANCE AMENDING ORDINANCE 4920, GRANTING
A VARIATION FROM THE LOMBARD SIGN ORDINANCE**

(PC 07-08: 600 W. North Avenue)

The petitioner requests that the Village amend Ordinance 4920 and take the following actions on the property located within the B4 Corridor Commercial District:

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

WHEREAS, the Subject Property as defined below is zoned B4 Corridor Commercial District; and,

WHEREAS, an application has been filed requesting an amendment to Ordinance 4920 to grant a conditional use for a second drive-through facility (the “Conditional Use”) and to grant a variation from Section 153.505(B)(16)(a)(2) of the Lombard Sign Ordinance to increase the number of permitted wall signs to seven (the “Sign Variation”); and

WHEREAS, the Inter-Departmental Review Committee has been established pursuant Section 155.102(D) of the Lombard Zoning Ordinance to act as an advisory body in the site plan review process; and

WHEREAS, the Inter-Departmental Review Committee reviewed said application and found that the Signage Variation meets the standards for variations, but that the Conditional Use does not meet the standards for conditional uses, said standards being established by the Zoning Ordinance; and

WHEREAS, the Inter-Departmental Review Committee forwarded its findings to the Plan Commission and recommended that the Plan Commission recommend to the Corporate Authorities approval of the Signage Variation and denial of the Conditional Use; and

WHEREAS, public hearings on the forgoing application were conducted by the Village of Lombard Plan Commission on July 16, 2007 and August 20, 2007 pursuant to appropriate and legal notice, and the Plan Commission considered the testimony and evidence presented, including the findings and recommendations of the Inter-Departmental Review Committee; and

WHEREAS, the Plan Commission concurred with the findings and recommendations of the Inter-Departmental Review Committee relative to the Signage Variation, but did not concur with the findings and recommendations of the Inter-Departmental Review Committee relative to the Conditional Use; and

WHEREAS, the Plan Commission filed its recommendations with the President and Board of Trustees recommending approval of the Sign Variation and the Conditional Use, subject to conditions; and,

WHEREAS, the President and Board of Trustees does not concur with the findings and recommendation of the Plan Commission relative to the Conditional Use; and

WHEREAS, the President and Board of Trustees adopts the findings and recommendations of the Inter-Departmental Review Committee in regard to the Conditional Use, as set forth in its report, dated July 16, 2007, which is attached hereto as Exhibit A and incorporated 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 Ordinance 4920 pertaining to the Subject Property, as described in Section 3 below, is hereby amended to provide for the relief set forth in Section 2 below.

SECTION 2: That a variation is hereby granted from the provisions of Section 153.505(B)(16)(a)(2) of the Lombard Sign Ordinance to grant the Sign Variation to increase the number of permitted wall signs, subject to the conditions set forth in Section 4 below.

SECTION 3: That this Ordinance is limited and restricted to the property located at 600 W. North Avenue, Lombard, Illinois and legally described as follows:

LOT 1 IN EQUILON ENTERPRISES LLC CONSOLIDATION PLAT NO. 3 OF PART OF THE SOUTHEAST QUARTER OF SECTION 36 TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY ILLINOIS

Parcel Number: 02-36-412-035; (the "Subject Property").

SECTION 4: The approval of the actions set forth in Sections 1 and 2 above shall be subject to the following conditions:

1. The signage shall be consistent with the proposed signage plan prepared by Warren Johnson Architects, and dated June 6, 2007.
2. The petitioner shall apply for and receive a building permit for the proposed signage prior to installation.

SECTION 5: That all other provisions of Ordinance 4920 not amended by this Ordinance shall remain in full force and effect.

SECTION 6: This Ordinance, upon approval, shall be recorded by the Village with the Office of County Recorder.

SECTION 7: 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 6th day of September , 2007.

First reading waived by action of the Board of Trustees this _____ day of _____, 2007.

Passed on second reading this 20th day of September, 2007, pursuant to a roll call vote as follows:

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Re: PC 07-08

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Ayes: Trustees Gron, Tross, O'Brien & Fitzpatrick

Nays: None

Absent: Trustees Moreau and Soderstrom

Approved by me this 20th day of September, 2007.


William J. Mueller, Village President

ATTEST:


Brigitte O'Brien, Village Clerk

Published in pamphlet from this 27th day of September, 2007.


Brigitte O'Brien, Village Clerk