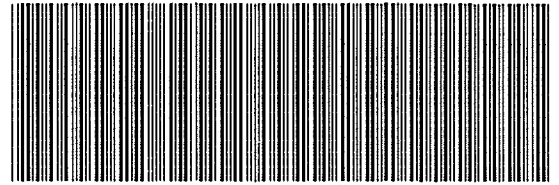
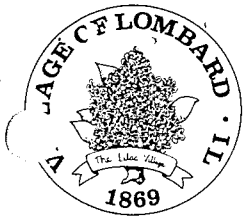


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J.P. "RICK" CARNEY
DUPAGE COUNTY RECORDER
DEC.31,2003 9:41 AM
OTHER 06-19-200-011
006 PAGES R2003-485327

ORDINANCE 5309

**GRANTING CONDITIONAL USE FOR A PLANNED
DEVELOPMENT WITH DEVIATIONS FOR WALL
SIGNAGE; MOTOR VEHICLE SALES, SERVICE, AND
REPAIR; AND MORE THAN ONE PRINCIPAL BUILDING
IN THE B4 CORRIDOR COMMERCIAL DISTRICT**

Address: 303 W. Roosevelt Road, Lombard

PIN: 06-19-200-011

Return To:

**Village of Lombard
Department of Community Development
255 E. Wilson Avenue
Lombard, IL 60148**

ORDINANCE NO. 5309

**AN ORDINANCE GRANTING
CONDITIONAL USES FOR A PLANNED DEVELOPMENT
WITH DEVIATIONS FOR WALL SIGNAGE;
MOTOR VEHICLE SALES, SERVICE AND REPAIR;
AND MORE THAN ONE PRINCIPAL BUILDING
IN THE B4 CORRIDOR COMMERCIAL DISTRICT**

(PC 03-15: 303 W. Roosevelt Road – Heritage Cadillac)

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 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, an application has heretofore been filed requesting approval of a conditional use for a planned development with a deviation from Section 153.505 (B) (16) (a) (2) (a) of the Sign Ordinance to allow for an increase in the number of wall signs allowed in an B4 Corridor Commercial District; and,

WHEREAS, said application also requests conditional use approval pursuant to Chapter 155 Sections 414 (C) (4)(5) and (15) of the Lombard Zoning Ordinance for a conditional use to allow for motor vehicle sales, service and repair establishment in a B4 Corridor Commercial District; and

WHEREAS, said application also requests conditional use approval pursuant to Chapter 155 Section 208 (C) of the Lombard Zoning Ordinance for a conditional use to allow for more than once principal structure on a lot of record in a B4 Corridor Commercial District; and

WHEREAS, said application requests approval of a aforementioned actions on the property described in Section 2 below; and,

Ordinance No. 5309
Re: PC 03-15
Page 2

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on May 19, 2003 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 conditional use 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 conditional use for a planned development with a deviation from Section 153.505 (B) (16) (a) (2) (a) of the Sign Ordinance to allow for more than one wall sign per street frontage, along with conditional uses for motor vehicle sales, service and repair and for more than one principal building on a lot of record hereby granted for the Subject Property legally described in Section 2, subject to compliance with the conditions enumerated in Section 3.

SECTION 2: That this ordinance is limited and restricted to the property generally located at 303 W. Roosevelt Road, Lombard, Illinois and legally described as follows:

THE EAST 632 FEET MEASURED ON THE SOUTH LINE X 632.35 FEET MEASURED ON THE NORTH LINE ON THE NORTH 561.44 FEET MEASURED ON THE EAST LINE X 561.30 FEET MEASURED ON THE WEST LINE OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

Parcel No. 06-19-200-011

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 the site plans dated April 25, 2003 and submitted as part of this request.
2. That the petitioner shall provide the requisite stormwater improvements for any additional impervious areas on the property, consistent with the IDRC comments.
3. That the petitioner's building improvements shall be designed and constructed consistent with Village Code and shall also address the comments included within the IDRC report.
4. The petitioner shall submit a new photometric plan demonstrating compliance with Village code.
5. The petitioner shall eliminate all exterior paging and speaker apparatus within six months.

SECTION 4: 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 _____ day of _____, 2003.

First reading waived by action of the Board of Trustees this 5th day of June, 2003.

Passed on second reading this 5th day of June, 2003.


Ayes: Trustees DeStephano, Tross, Koenig, Sebby, Florey, Soderstrom

Nays: None

Absent: None

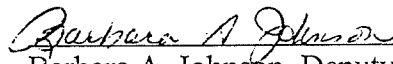
Approved this 5th, day of June, 2003.

Ordinance No. 5309
Re: PC 03-15
Page 4

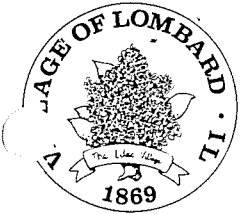


William J. Mueller, Village President

ATTEST:



Barbara A. Johnson, Deputy Village Clerk



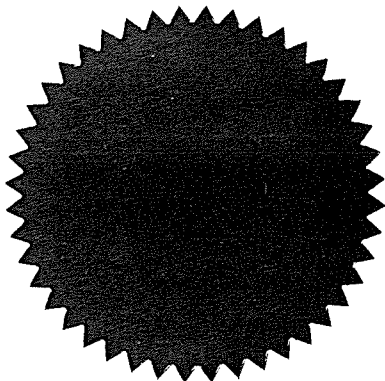
I, **Barbara A. Johnson**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

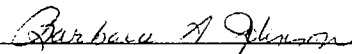
I further certify that attached hereto is a true and correct copy of ORDINANCE 5309

AN ORDINANCE GRANTING CONDITIONAL
USES FOR A PLANNED DEVELOPMENT WITH
DEVIATIONS FOR WALL SIGNAGE; MOTOR
VEHICLE SALES, SERVICE, AND REPAIR;
AND MORE THAN ONE PRINCIPAL BUILDING IN
THE B4 CORRIDOR COMMERCIAL DISTRICT
303 W. ROOSEVELT ROAD, HERITAGE
CADILLAC

of the said Village as it appears from the official records of said Village duly passed on June 5, 2003.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 30th day of December, 2003.





Barbara A. Johnson
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois