

**ORDINANCE NO. 5439**

**AN ORDINANCE GRANTING A PLANNED DEVELOPMENT;  
WITH DEVIATIONS TO ALLOW FOR AN INCREASE  
IN THE NUMBER OF WALL SIGNS AND AN INCREASE IN THE  
MAXIMUM SIGN SQUARE FOOTAGE ALLOWED  
ON A STREET FRONTAGE**

(PC 03-44: 105 W. St. Charles – The Texan Restaurant)

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 on the property described in Section 1 below hereinafter the “Subject Property”; and,

WHEREAS, said application requests a deviation on the Subject Property from Sections 153.211(F), 153.506 (B)(3)(a) and 153.506 (B)(16)(a) to allow for mixed wall signs and canopy signs on a building; and,

WHEREAS, said application also requests a deviation from Sections 153.211(E) and 153.506 (B)(3)(c) to allow for an increase in the number and square footage amount of wall signs; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on January 26, 2004 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 uses, variations and deviations described herein, subject to conditions; and,

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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 this ordinance is limited and restricted to the property generally located at 105 W. St. Charles Road, Lombard, Illinois, and is legally described as:

LOT 1 OF ZITTS RESUBDIVISION BEING A RESUBDIVISION IN THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER R91-153504 ON NOVEMBER 18, 1991, IN DU PAGE COUNTY, ILLINOIS.

Parcel No. 06-07-209-016  
Now known as 06-07-226-001

SECTION 2: That a conditional use for a planned development with the following deviations from the Sign Ordinance are hereby granted for the Subject Property:

- A. A deviation from Sections 153.211(F), 153.506 (B)(3)(a) and 153.506 (B)(16)(a) to allow for mixed wall signs and canopy signs on a building; and
- B. A deviation from Sections 153.211(E) and 153.506 (B)(3)(c) to allow for an increase in the number and square footage amount of wall signs.

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 proposed signage drawings, prepared by Nuyen Awning Company, Inc. dated September 15, 2003 and made a part of this request.

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2. That the petitioner apply for and receive a building permit for the proposed awning signs as well as the two existing wall signs already located on the subject property.
3. That the approved signage shall be limited to the following:
  - a. That one wall sign be permitted on the north elevation, with said sign not to exceed twenty-five square feet in overall size.
  - b. That one wall sign be provided on the west elevation, with said sign not to exceed twenty-five square feet in overall size.
  - c. That the two wall signs noted in Section 3a and 3b above shall not be internally illuminated and shall be of wood-carved design as is currently erected on the subject property.
  - d. That the awning signs shall be limited to eight in number and each awning sign shall be limited to forty square feet in overall surface area.
4. That should the awnings deteriorate or have a weathered appearance, the petitioner shall install new awnings on the building. Determination as to whether the awning signs need to be replaced shall be made by the Director of Community Development.

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 \_\_\_\_\_, 2004.

First reading waived by action of the Board of Trustees this 19th day of February, 2004.

Passed on second reading this 19th day of February, 2004.

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

Nays: None

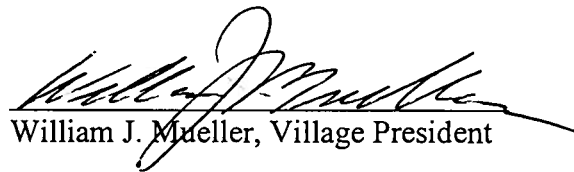
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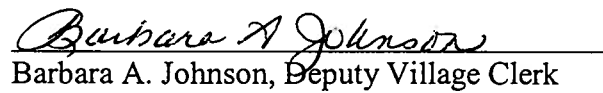
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Absent: None

Approved this 19th, day of February, 2004.

  
William J. Mueller, Village President

ATTEST:

  
Barbara A. Johnson, Deputy Village Clerk