

ORDINANCE NO. 5652

**AN ORDINANCE GRANTING AN AMENDMENT TO ORDINANCE 5513
APPROVING A CONDITIONAL USE FOR A PLANNED DEVELOPMENT WITH
DEVIATIONS AND GRANTING A VARIATION FOR AN OFF-PREMISE SIGN**

(PC 05-08: 350 E. North Avenue)

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 subject property is zoned B4PD Community Commercial District Planned Development; and,

WHEREAS, an application has been filed requesting approval of an amendment to Ordinance 5513 which granted conditional use approval for a planned development with deviations for wall signage, perimeter parking lot landscaping, and an electronic message board and a conditional use for a drive through facility in order to accommodate the placement of an off-premise sign on the property described in Section 2 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on May 16, 2005 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 variations 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:

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SECTION 1: That an amendment to Ordinance 5513 is hereby granted for the property described in Section 2 below granting approval of variations from Sections 153.505 (B)(9) and Sections 153.225 (A), (B) and (F) of the Lombard Sign Ordinance to allow for an off-premise sign to allow for an off-premise sign on the subject property, subject to the conditions set forth in Section 3 below.

SECTION 2: That this ordinance is limited and restricted to the property generally located at 350 E. North Avenue, Lombard, Illinois and legally described as follows:

THE SOUTH 750.0 FEET, AS MEASURED ON THE WEST LINE AND PARALLEL WITH THE SOUTH LINE THEREOF, (EXCEPT THE WEST 877.74 FEET AS MEASURED ON THE NORTH AND SOUTH LINES THEROF AND EXCEPT THAT PART LYING SOUTH OF THE NORTH LINE OF LAND TAKEN BY CONDEMNATION CASE 02ED-13) OF THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RAGNE 11 EAST OF THE THIRD PRINICIPAL MERIDIAN, LYING WEST OF THE CENTER LINE OF LOMBARD ROAD (WEST LINE OF THE NORTH AVENUE MANOR, A SUBDIVISION IN SAID SECTION 32) IN DUPAGE COUNTY, ILLINOIS.

Parcel No. 03-32-301-009

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

1. That the petitioner shall construct the sign in accordance with the drawings prepared by Site Enhancement Design Services, dated April 14, 2005 as shown on the Overall Site Development Exhibit, dated February 28, 2005, prepared by Arc Design Resources Inc. and submitted as part of this request.
2. The off-premise sign panels are limited to tenants/owners located at either 330 or 350 E. North Avenue and shall not exceed 29 square feet in sign surface area.

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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 _____, 2005.

First reading waived by action of the Board of Trustees this 2nd day of June, 2005.


Passed on second reading this 2nd day of June, 2005.

Ayes: Trustees Gron, Tross, O'Brien, Sebby, Florey and Soderstrom

Nays: None

Absent: None

Approved this 2nd, day of June, 2005.



William J. Mueller, Village President

ATTEST:



Brigitte O'Brien, Village Clerk