



**FRED BUCHOLZ**  
DUPAGE COUNTY RECORDER  
OCT.15,2008 4:02 PM  
OTHER 06-29-101-019  
**006 PAGES R2008-153514**

**ORDINANCE 6180**

**GRANTING VARIATIONS FOR OFF-PREMISES  
SIGNAGE PURSUANT TO TITLE 15, CHAPTER 155,  
SECTION 153.226 OF THE LOMBARD SIGN ORDINANCE**

**Address: 1 & 3 Yorktown Shopping Center, Lombard, Illinois**

**PIN's: 06-29-101-019; 035**

**Return To:**

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

**ORDINANCE NO. 6180**

**AN ORDINANCE GRANTING VARIATIONS FOR OFF-  
PREMISES SIGNAGE PURSUANT TO TITLE 15, CHAPTER  
155, SECTION 153.226 OF THE LOMBARD SIGN ORDINANCE**

(PC 08-08: 1 & 3 Yorktown Shopping Center)

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, the Subject Property as defined below is zoned B3 Community Shopping District, Planned Development; and,

WHEREAS, an application has been filed requesting approval of a variation from to Section 153.226 (A) of the Sign Ordinance, to allow for an Off-Premise Sign to be located on a non-state or federal right-of-way; and

WHEREAS, an application also requests approval of a variation from to Section 153.226 (B) of the Sign Ordinance, to allow for an Off-Premise Sign to be located on a property with an existing structure, building and use; and

WHEREAS, said application also requests approval of a variation from to Section 153.226 (F) of the Sign Ordinance, to allow for an Off-Premise Sign to be located within the requisite front yard; and

WHEREAS, said application also requests Site Plan Approval with a deviation from Section 153.505(B)(19) of the Lombard Sign Ordinance to allow a total of three wall signs where no wall signs are permitted; and

WHEREAS, a public hearing on the forgoing application were conducted by the Village of Lombard Plan Commission on April 21, 2008 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the variations and deviations described herein, subject to conditions; 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 variation is hereby granted for the Subject Property, as described in Section 3 below, pursuant to Section 153.226 (a) of the Sign Ordinance, to allow for an Off-Premise Sign to be located on a non-state or federal right-of-way, subject to the conditions set forth in Section 6 below.

SECTION 2: That a variation is hereby granted for the Subject Property, as described in Section 3 below, pursuant to Section 153.226 (B) of the Sign Ordinance, to allow for an Off-Premise Sign to be located on a property with an existing structure, building and use, subject to the conditions set forth in Section 6 below.

SECTION 3: That a variation is hereby granted for the Subject Property, as described in Section 3 below, pursuant to Section 153.226 (F) of the Sign Ordinance, to allow for an Off-Premise Sign to be located within the requisite front yard,, subject to the conditions set forth in Section 6 below.

SECTION 4: That Site Plan Approval with a deviation from Section 153.505(B)(19) of the Lombard Sign Ordinance to allow a total of three wall signs where no wall signs are permitted is hereby granted for the Subject Property, as described in Section 3 below, subject to the conditions set forth in Section 6 below.

SECTION 5: That this Ordinance is limited and restricted to the property located at 1 & 3 Yorktown Shopping Center, Lombard, Illinois and legally described as follows:

LOT 1 AND LOT 2 OF PEHRSON'S RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 29 TOWNSHIP 39 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER R1975-052797 IN DU PAGE COUNTY, ILLINOIS.

Parcel Number: 06-29-101-019, 035; (the "Subject Property").

SECTION 6: The variations provided for in Sections 1 and 2 of this Ordinance shall be granted subject to compliance with the following conditions:

1. The proposed signage shall be consistent with the submitted sign package prepared by Icon Identity Solutions, dated February 21, 2008 and last revised March 11, 2008 and made a part of this petition.
2. The proposed off-premise sign shall be installed at least 15 feet away from the private sewer line that runs along the western side of Lot 1.
3. The proposed off-premise sign shall be exclusively for advertising the Cole Taylor Bank or any subsequent business to be located at 3 Yorktown Shopping Center.
4. The petitioner shall apply for and receive a building permit from the Village prior to erecting the proposed signage.

SECTION 7: This Ordinance, upon approval, shall be recorded by the Village with the Office of County Recorder.

SECTION 8: 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 1<sup>st</sup> day of May, 2008.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Ordinance No. 6180  
Re: PC 08-08  
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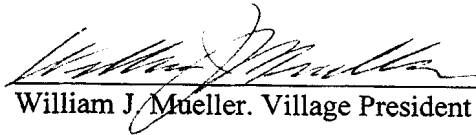
Passed on second reading this 15<sup>th</sup> day of May, 2008, pursuant to a roll call vote as follows:

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

Nays: None

Absent: None

Approved by me this 15<sup>th</sup> day of May 2008.

  
William J. Mueller, Village President

ATTEST:

  
Brigitte O'Brien, Village Clerk

Published in pamphlet from this 16<sup>th</sup> day of May, 2008.

  
Brigitte O'Brien, Village Clerk



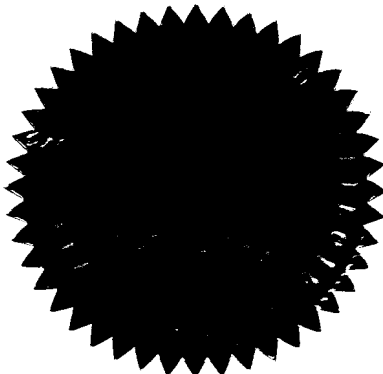
I, **Barbara A. Johnson**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the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

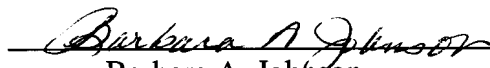
I further certify that attached hereto is a  
copy of ORDINANCE 6180  
GRANTING VARIATIONS FOR OFF-PREMISES  
SIGNAGE PURSUANT TO TITLE 15, CHAPTER  
155, SECTION 153.226 OF THE LOMBARD SIGN  
ORDINANCE

PIN: 06-29-101-019; 035  
ADDRESS: 1 & 3 YORKTOWN SHOPPING  
CENTER, LOMBARD, IL

of the said Village as it appears from the official records of said Village duly approved this 15th day of May, 2008.

**In Witness Whereof**, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 2<sup>nd</sup> day of June, 2008.



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