

**ORDINANCE 7909**

**PAMPHLET**

**PC 20-13: 600-690 E. BUTTERFIELD ROAD, HOFFMANN GROUP  
AN ORDINANCE GRANTING ZONING AND SIGNAGE RELIEF FOR THE  
PROPOSED LOT 1 OF THE HOFFMANN GROUP PLANNED DEVELOPMENT  
WITHIN THE B3 COMMUNITY SHOPPING DISTRICT**



PUBLISHED IN PAMPHLET FORM THIS 22<sup>ND</sup> DAY OF JANUARY 2021, BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

*Sharon Kuderna*

Sharon Kuderna  
Village Clerk

**ORDINANCE NO. 7909**

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LOT 1 OF THE HOFFMANN GROUP PLANNED DEVELOPMENT WITHIN THE B3  
COMMUNITY SHOPPING DISTRICT**

**(PC 20-13: 600-690 E. Butterfield Road – Lot 1, Hoffmann Group)**

(See also Ordinance No.(s) 7903, 7904, 7905, 7906, 7907, 7908, 7910, 7911, 7912)

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 as defined below is zoned B3PD Community Shopping District Planned Development; and,

WHEREAS, an application has been filed requesting the following approval of conditional uses, variances, and deviations from the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code) and the Lombard Sign Ordinance (Title 15, Chapter 153 of the Village Code), as set forth below:

- A. Grant the following conditional uses pursuant to Section 155.415(C) of Village Code:
1. A conditional use pursuant to Section 155.415(C)(9) for gasoline sales and gasoline sales associated with a secondary or ancillary use;
  2. A conditional use pursuant to Section 155.415(C) for one “drive through” for a car wash and two “drive throughs” for two fast-food restaurants;
  3. A conditional use pursuant to Section 155.415(C) for outside display and sales of products for the gas station; and
  4. A conditional use pursuant to Section 155.208(C) for more than one principal structure on a lot of record.
- B. Grant a deviation pursuant to Sections 155.415(F)(4) for a rear yard setback of 8’ where 30’ is required for the car wash building.
- C. Grant the following sign variances to Section 153 of Village Code (i.e., the Lombard Sign Ordinance):
1. A variance to Section 153.505(B)(6)(e) for two freestanding signs where one is allowed;
  2. A variance to Section 153.505(B)(6)(f) for freestanding signs of less than 100’ apart;
  3. A variance to Section 153.505(B)(6) for a freestanding sign that exceeds Code in area with a motor fuel and produce rate signs that exceeds nine square feet and an automatic changeable copy component that exceeds 16 square feet sign;
  4. A variance to Section 153.505(B)(6) for a freestanding sign that exceeds Code in area and an automatic changeable copy component that exceeds 16 square feet; and

5. A variance to Section 153.226 of Village Code to provide for off-premises signage associated with Golf Social (Lot 2)

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on October 19 and November 2, 2020 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the zoning actions, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions 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 the conditional uses, deviations and variations from the Lombard Code of Ordinances, as set forth are hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3.

SECTION 2: That this Ordinance is limited and restricted to 600-690 E. Butterfield Road, Lombard, Illinois (proposed Lot 1), and legally described as follows:

PROPOSED LOT 1 OF THE HOFFMANN – LOMBARD SUBDIVISION AS SET FORTH ON THE PRELIMINARY PLAT DATED JULY 17, 2020, AS APPROVED BY ORDINANCE 7907, AS PART OF PARCEL 1 IN NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT OF LOT 1 IN THE RESUBDIVISION OF NORTHERN BAPTIST THEOLOGICAL SEMINARY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID ASSESSMENT PLAT RECORDED AUGUST 28, 2007 AS DOCUMENT R2007-159301, IN DUPAGE COUNTY, ILLINIOS.

PIN pt: 06-29-200-056

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 plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. The petitioner shall address all comments in the KLOA traffic report and any such improvements located within the Butterfield Road right-of-way and the intersection approaches shall be subject to review and approval by the Illinois Department of Transportation (IDOT).

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Village staff and KLOA shall review any proposed changes as part of the final permit submittal effort; and

4. The photometric plan is required to be updated showing the light from the requested signage on Butterfield Road.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed on first reading this 7<sup>th</sup> day of January, 2021.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2021.

Passed on second reading this 21<sup>st</sup> day of January, 2021, pursuant to a roll call vote as follows:

Ayes: Trustee Whittington, Puccio, Foltyniewicz, Honig, Militello and Ware

Nays: None

Absent: None

Approved by me this 21<sup>st</sup> day of January, 2021.

  
Keith T. Giagnorio, Village President

ATTEST:

  
Sharon Kuderna, Village Clerk

Published by me in pamphlet form this 22<sup>nd</sup> day of January, 2021.

  
Sharon Kuderna, Village Clerk