

J.P. "RICK" CARNEY
DUPAGE COUNTY RECORDER
DEC.03,2002 10:59 AM
OTHER 06-17-404-044
006 PAGES R2002-331792

ORDINANCE NO. 5163

**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 A B4 CORRIDOR COMMERCIAL DISTRICT**

**500 E. Roosevelt Road
Lombard, IL**

PIN: 06-17-404-044

Return To:

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

ORDINANCE NO. 5163

**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 A B4 CORRIDOR COMMERCIAL DISTRICT**

(PC 02-22; 500 E. Roosevelt Road)

(See also Ordinance _____)

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 wall signage deviations 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

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WHEREAS, said application also requests a planned development 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; and

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on June 17, 2002 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 conditional uses and deviation 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 the ordinance is limited and restricted to the property generally located at 500 E. Roosevelt Road, Lombard, Illinois, and legally described as follows:

LOT 1 OF THE LOMBARD LINCOLN MERCURY PLAT OF CONSOLIDATION, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1988 AS DOCUMENT R88-130945, IN DU PAGE COUNTY, ILLINOIS.

Parcel Number: 06-17-404-044

SECTION 2: That the conditional uses for a planned development with a deviation to allow for more than one wall sign per street frontage, motor vehicle sales, service and repair and for more than one principal building on a lot of record hereby granted for the Subject Property, subject to compliance with the following conditions:

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1. That the petitioner shall develop the site essentially in accordance with the site plan made a part of this request.
2. That the petitioner shall apply for and receive a building permit for the proposed improvements. Said permit shall include and shall satisfactorily address those issues identified as part of the inter-department review comments noted within the staff report.
3. That any new fencing on the property shall meet the provisions of the Lombard Zoning Ordinance.
4. That the owner coordinate with the Department of Community Development and the neighbors to ensure the following:
 - a. Landscaping is per site plan and Village Code;
 - b. Landscaping is maintained;
 - c. Ensure that there is no encroachment on the abutting residential properties;
 - d. Flooding issues are addressed to the satisfaction of the Village and the neighboring property owner; and
 - e. Ensure that parking lot lighting meets code.

SECTION 3: 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 _____, 2002.

First reading waived by action of the Board of Trustees this 18th day of July, 2002.

Passed on second reading this 18th day of July, 2002.

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

Nayes: None

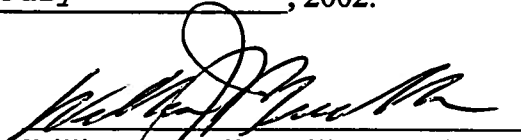
Absent: None

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Approved this 18th, day of July, 2002.

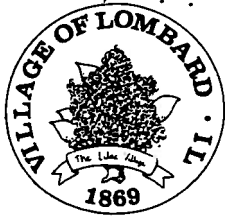


William J. Mueller, Village President

ATTEST:



Suzan L. Kramer, Village Clerk



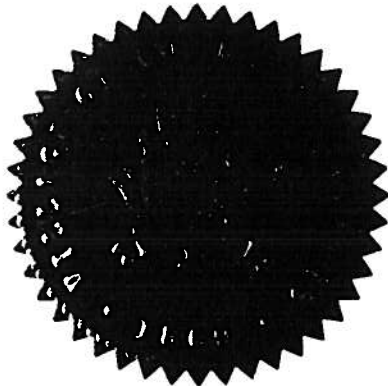
I, **Suzan L. Kramer**, hereby certify that I am the duly qualified Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Village Clerk, I maintain and am safekeeper of the records and files of the President and Board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

I further certify that attached hereto is a
copy of ORDINANCE 5163

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 A B4
CORRIDOR COMMERCIAL DISTRICT AT 500 E.
ROOSEVELT ROAD, LOMBARD, ILLINOIS
PARCEL NUMBERS 06-17-404-044

of the said Village as it appears from the official records of said Village, duly approved July 18, 2002

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 11th day of November, 2002.



Suzan L. Kramer
Suzan L. Kramer *Deputy Village Clerk*
Village Clerk
Village of Lombard
DuPage County, Illinois