

**FRED BUCHOLZ**  
DUPAGE COUNTY RECORDER  
OCT.31,2006 10:51 AM  
OTHER 02-36-412-030  
007 PAGES R2006-209823

**ORDINANCE 5915**

**GRANTING AN AMENDMENT TO ORDINANCE 3336;  
AND GRANTING A CONDITIONAL USE FOR A  
PLANNED DEVELOPMENT WITH LANDSCAPE  
VARIATIONS AND SIGNAGE DEVIATIONS IN THE B3  
COMMUNITY SHOPPING DISTRICT**

**PIN: 02-36-412-030 and 02-36-412-034**

**Address: 1000 N. Rohlwing Road, Lombard, IL**

**Return To:**

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

ORDINANCE NO. 5915

**AN ORDINANCE GRANTING AN AMENDMENT TO ORDINANCE 3336;  
AND GRANTING A CONDITIONAL USE FOR A  
PLANNED DEVELOPMENT WITH LANDSCAPE VARIATIONS  
AND SIGNAGE DEVIATIONS IN THE  
B3 COMMUNITY SHOPPING DISTRICT**

(PC 06-18; 1000 N. Rohlwing Road (Northgate 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 President and Board of Trustees of the Village of Lombard also adopted Ordinance 3336, adopted November 15, 1990, approving an annexation agreement for the property legally described in Section 4 below (hereinafter the "Subject Property"); and

WHEREAS, an application has heretofore been filed requesting approval of an amendment to Ordinance 3336 to provide for an alternative landscape plan for the Subject Property; and

WHEREAS, the subject property is zoned B3 Community Shopping District; and,

WHEREAS, said application also requests approval of a conditional use for a planned development in a B3 Community Shopping District; and

WHEREAS, said application also included the following deviations to the Lombard Sign Ordinance:

- a. A deviation from Section 153.234 to allow for two shopping center identification signs of 372 square feet in sign area and one sign of 299

- square feet in sign area, where a maximum of one-hundred fifty (150) square feet is permitted;
- b. A deviation from Section 153.234 to allow for two free-standing signs of forty-five feet (45') in overall height, where a maximum of thirty-five feet (35') is permitted;
  - c. A deviation from Section 153.210 (D) to allow for an increase of an electronic message board from two feet (2') to five feet (5') in height with a display screen greater than eighteen inches in height.
  - d. A deviation to allow for up to three additional wall signs of up to 275 square feet in sign surface area for the benefit of tenants within the Northgate Shopping Center, in lieu of the provisions set forth in Section 153.505 (B)(19)(b); and

WHEREAS, said application also requests approval of a use exception to allow for a storage center to be located within the proposed planned development, with a variation from the use and area standards set forth in Section 155.508 (B)(3) of the Zoning Ordinance; and

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on June 19, 2006 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 amendment to Ordinance 3336, the conditional use for a planned development and selected signage relief as set forth below; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending denial of all other requested signage relief not set forth in Section 2 as well as denial of the use exception for the storage center use exception request; 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 3336 is hereby granted to provide for an alternate landscape plan for the Subject Property, attached as Exhibit A attached hereto and subject to the conditions set forth in Section 5 below.

SECTION 2: That conditional uses for a planned development with the following amended signage deviations as set forth below are hereby granted for the Subject Property legally described in Section 3, subject to the conditions set forth in Section 5:

- a. A deviation from Section 153.234 to allow one shopping center identification sign of 360 square feet in sign area (to be located along I-355), where a maximum of one-hundred fifty (150) square feet is permitted;
- b. A deviation from Section 153.234 to allow for one free-standing sign of forty-five feet (45') in overall height (to be located along I-355), where a maximum of thirty-five feet (35') is permitted;
- c. A deviation from Section 153.210 (D) to allow for an increase of an electronic message board from two feet (2') to three feet (3') in height with a display screen greater than eighteen inches in height (for a sign to be located along I-355); and
- d. A deviation from Section 153.234 to allow one shopping center identification sign of 230 square feet in sign area (to be located along North Avenue), where a maximum of one-hundred fifty (150) square feet is permitted.

SECTION 3: That a use exception for a storage center as well as all other requested signage relief not set forth in Section 2 above is hereby denied.

SECTION 4: That the ordinance is limited and restricted to the properties generally located at 1000 N. Rohlwing Road, Lombard, Illinois, and legally described as follows:

LOT 1 IN NORTHGATE PLAZA ASSESSMENT PLAT 1, IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF

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RECORDED AS DOCUMENT NO. R96-046670, IN DUPAGE COUNTY, ILLINOIS;  
ALSO

LOT 2 IN NORTHGATE PLAZA RESUBDIVISION, BEING A RESUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R93-269848, IN DUPAGE COUNTY, ILLINOIS.

Parcel Nos. 02-36-412-030, 02-36-412-034

SECTION 5: The zoning actions set forth in Sections 1 and 2 above shall be granted subject to compliance with the following conditions:

1. The petitioner shall follow the approved alternate landscape plan prepared by Rolf C. Campbell & Associates, dated June 20, 2005; with annotations provided by the petitioner denoting the materials to be removed or replaced. Any deviations from the plan must be reviewed and approved by the Village Director of Community Development.
2. The proposed sign along I-355 shall be developed in accordance with the submitted sign plan prepared by Olympic Signs, dated June 9, 2006 and made a part of this petition, except as amended by this Ordinance of approval.
3. The proposed automatic changeable copy sign element included within the free-standing sign along I-355 shall be of a monochrome LED design, shall only advertise business establishment located on the subject property and shall operate in compliance with the Lombard Sign Ordinance.
4. 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-departmental review comments noted within the staff report.
5. Associated with the removal of the vegetation along Route 53, the petitioner shall repair and/or replace those segments of the adjacent sidewalk in disrepair located immediately south of the Sidney Avenue intersection within the Route 53 right-of-way.

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6. The proposed shopping center identification sign along North Avenue shall not have an automatic changeable sign (ACC) component.
7. The proposed shopping center sign proposed to be located along Route 53 shall not exceed one-hundred twenty (120) square feet in sign surface area.

SECTION 6: 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 17th day of August, 2006.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

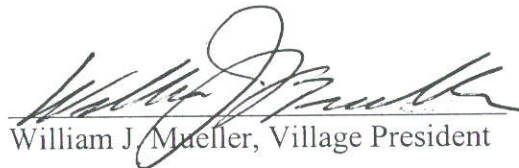
Passed on second reading this 7th day of September, 2006.

Ayes: TRUSTEES GRON, TROSS, O'BRIEN, SEBBY & FLOREY

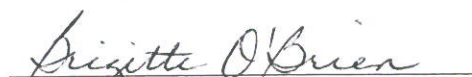
Nays: NONE

Absent: TRUSTEE SODERSTROM

Approved this 7th day of September, 2006.

  
William J. Mueller, Village President

ATTEST:

  
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 true and correct copy of ORDINANCE 5915

AN ORDINANCE AGRANTING AN AMENDMENT TO  
ORDINANCE 3336, AND GRANTING A CONDITIONAL  
USE FOR A PLANNED DEVELOPMENT WITH  
LANDSCAPE VARIATIONS AND SIGNAGE  
DEVIATIONS IN THE B3 COMMUNITY SHOPPING  
DISTRICT 1000 N. ROHLWING ROAD, (NORTHGATE  
PLAZA SHOPPING CENTER), PARCEL NOS: 02-36-412-  
030, 02-36-412-034, LOMBARD, DUPAGE COUNTY,  
ILLINOIS

of the said Village as it appears from the official records of said Village duly passed on September 7, 2006.

**In Witness Whereof**, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 24<sup>th</sup> day of October, 2006.

A handwritten signature in cursive script that reads "Barbara A. Johnson". The signature is written in dark ink and is positioned above the printed name and title.

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