

**J.P. "RICK" CARNEY**

**DUPAGE COUNTY RECORDER**

**AUG. 09, 2004**

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**OTHER**

**06-17-403-045**

**005 PAGES**

**R2004-212644**

**ORDINANCE 5456**

**GRANTING A CONDITIONAL USE FOR A PLANNED  
DEVELOPMENT WITH DEVIATIONS FOR WALL  
SIGNAGE IN THE B4 CORRIDOR COMMERCIAL  
ZONING DISTRICT**

**PIN: 06-17-403-045**

**Common Address: 400-450 E. ROOSEVELT RD.,  
LOMBARD, ILLINOIS**

**Return To:**

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

**ORDINANCE NO. 5456**

**AN ORDINANCE GRANTING A  
CONDITIONAL USE FOR A PLANNED DEVELOPMENT  
WITH DEVIATIONS FOR WALL SIGNAGE  
IN THE B4 CORRIDOR COMMERCIAL ZONING DISTRICT**

(PC 04-08: 400 – 450 E. Roosevelt Road)

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, an application has heretofore been filed requesting approval of a conditional use for a planned development with a deviation from Section 153.505 (B)(17)(b)(2) to allow for more than one wall sign for a tenant space in a B4 Corridor Commercial Zoning District; and,

WHEREAS, said application also requests a deviation from Section 153.505(B)(17)(b)(1)(a) to allow tenant wall signage not to exceed two times the lineal front footage of the tenant space where a maximum of one times the lineal front footage of the tenant space is allowed in a B4 Corridor Commercial Zoning District; and

WHEREAS, said application requests approval of aforementioned actions on the property described in Section 2 below; and,

WHEREAS, a public hearing March 15, 2004 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 conditional use with signage deviations, only in part; and,

WHEREAS, the Plan Commission's recommendation to the President and Board of Trustees recommending approval of the petition was only to allow for a conditional use for a planned development with a signage deviation for wall signage not to exceed one and one-half times the lineal frontage of the tenant space, with the overall wall sign area not to exceed one hundred fifty (150) square feet; and

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Re: PC 04-08

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WHEREAS, the Plan Commission has filed its recommendation with the President and Board of Trustees recommending denial of all other requested relief; 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 conditional use for a planned development with a deviation from Section 153.505(B)(17)(b)(1)(a) to allow tenant wall signage not to exceed one and one half times the lineal front footage of the tenant space, with an overall limit of one hundred fifty square feet for a single wall sign is allowed, in a B4 Corridor Commercial Zoning District is hereby granted for the Subject Property legally described in Section 2, subject to compliance with the conditions enumerated in Section 3.

SECTION 2: That this ordinance is limited and restricted to the property generally located at 400 – 450 E. Roosevelt Road, Lombard, Illinois and legally described as follows:

LOT 1 OF DANOS PLAT OF CONSOLIDATION OF PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 12, 2002 AS DOCUMENT R2002-044077, IN DUPAGE COUNTY, ILLINOIS.

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

1. No wall signage shall exceed one and one half times the lineal frontage of a tenant space or one hundred and fifty square feet, whichever is less.

2. Each tenant shall obtain building permits for its respective signage.

SECTION 4: That all other relief requested for the subject property is hereby denied.

SECTION 5: 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 \_\_\_\_\_, 2004.

First reading waived by action of the Board of Trustees this 1st day of April, 2004.

Passed on second reading this 1st day of April, 2004.

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

Nays: None

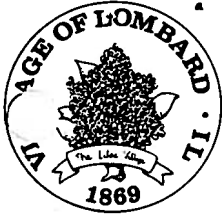
Absent: Trustee DeStephano

Approved this 1st, day of April, 2004.

  
William J. Mueller, Village President

ATTEST:

  
Barbara A. Johnson, Deputy Village Clerk

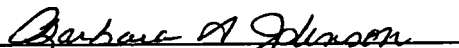


I, **Barbara A. Johnson**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Village Clerk, I maintain and am safekeeper of the records and files of the President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

I further certify that attached hereto is a true and correct copy of ORDINANCE 5456, AN ORDINANCE GRANTING A CONDITIONAL USE FOR A PLANNED DEVELOPMENT WITH DEVIATIONS FOR WALL SIGNAGE IN THE B4 CORRIDOR COMMERCIAL ZONING DISTRICT IN REGARD TO THE PROPERTY LOCATED AT 400-450 EAST ROOSEVELT ROAD

of the said Village as it appears from the official records of said Village duly passed on April 1, 2004.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 13<sup>th</sup> day of July, 2004.

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

