

**VILLAGE OF LOMBARD**  
**REQUEST FOR BOARD OF TRUSTEES ACTION**  
**For Inclusion on Board Agenda**


Resolution or Ordinance (Blue)     Waiver of First Requested  
 Recommendations of Boards, Commissions & Committees (Green)  
 Other Business (Pink)

**TO :** PRESIDENT AND BOARD OF TRUSTEES

**FROM:** Scott R. Niehaus, Village Manager

**DATE :** October 26, 2020    **(BOT) Date:** November 5, 2020

**SUBJECT:** PC 19-22: International Village Sign, 1300-1366 S. Finley Road – Time Extension Request

**SUBMITTED BY:** William J. Heniff, AICP, Director of Community Development 

**BACKGROUND/POLICY IMPLICATIONS:**

The Board of Trustees approved Ordinances 7743 (PC 19-22) on November 7, 2019, which granted an amendment to the International Villages planned development to provide for new freestanding signage on the Finley Road frontage of the development. Per the provisions of the Zoning Ordinance (Section 155.103(F)), if construction has not begun within twelve (12) months from the date of approval, the zoning relief granted is null and void unless an extension is granted by the Board of Trustees.

Staff recommends that the Village Board approve Ordinance extending the time period to start construction of the proposed project for an additional twelve-month period (i.e., until November 7, 2021). The petitioner is requesting a waiver of first reading of the Ordinance.

**Fiscal Impact/Funding Source:**

Review (as necessary):

Finance Director \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager \_\_\_\_\_ Date \_\_\_\_\_

**NOTE:** All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the agenda distribution.



## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** William J. Heniff, AICP, Director of Community Development

**MEETING DATE:** November 5, 2020

**SUBJECT:** **PC 19-22: International Village Sign, 1300-1366 S. Finley Road – Time Extension Request**

The Board of Trustees approved Ordinances 7743 (PC 19-22) on November 7, 2019, which granted an amendment to the International Villages planned development to provide for new freestanding signage on the Finley Road frontage of the development. Per the provisions of the Zoning Ordinance (Section 155.103(F)), if construction has not begun within twelve (12) months from the date of approval, the zoning relief granted is null and void unless an extension is granted by the Board of Trustees.

The property owner/developer has not yet begun construction on the signs, and has submitted the attached email requesting an extension of the approval granted by the Village Board.

### **ACTION REQUESTED**

Staff recommends that the Village Board approve Ordinance extending the time period to start construction of the proposed project for an additional twelve-month period (i.e., until November 7, 2021). The petitioner is requesting a waiver of first reading of the Ordinances.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING A TIME EXTENSION TO  
ORDINANCE 7743 AMENDING ORDINANCE NUMBER 1433  
GRANTING A CONDITIONAL USE FOR A PLANNED  
DEVELOPMENT, ADOPTED SEPTEMBER 23, 1968, AND  
AMENDED BY ORDINANCES 2660, IN ORDER TO PROVIDE  
FOR THE PLACEMENT OF FREESTANDING SIGNS**

(PC 19-22: International Village – 1300-1366 S. Finley Road)

WHEREAS, on November 7, 2019, the President and Board of Trustees of the Village of Lombard adopted Ordinance 7743 which amended Ordinance 1433 granting a conditional use for a planned development, adopted September 23, 1968, and amended by Ordinance 2660, in order to provide for the placement of freestanding signs; and,

WHEREAS, pursuant to Section 155.103(F) of the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois, a conditional use shall become null and void unless work thereon is substantially underway within twelve (12) months from the date of issuance, unless further action is taken by the Village Board; and,

WHEREAS, construction has not commenced and no building permit has been issued for the development granted by Ordinance 7743; and

WHEREAS, the Village has received a letter from the property owner requesting a time extension of Ordinance 7743 for an additional twelve months; and,

WHEREAS, the President and Board of Trustees have determined that it is in the best interests of the Village of Lombard to grant said extension.

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: Ordinance 7743 is hereby further amended and extended and shall be null and void unless a building permit is obtained and the project is substantially underway within twelve (12) months of the expiration date of Ordinance 7743 (i.e., November 7, 2021).

SECTION 2: That all other provisions associated with Ordinance 7743 not amended by this Ordinance shall remain in full force and effect.

SECTION 3: That this Ordinance is limited and restricted to the property located at 1300-1366 S. Finley Road, Lombard, Illinois and legally described as follows:

THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 28 MINUTES 58 SECONDS WEST (ASSUMED BEARING), ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 45.80 FEET TO THE SOUTHERLY LINE OF ROOSEVELT ROAD (ILLINOIS ROUTE 38), SAID POINT BEING THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 28 MINUTES 58 SECONDS WEST, ALONG SAID WEST LINE. 1474.74 FEET TO THE NORTH LINE OF PINEBROOK OF MILLERS MEADOW, RECORDED AS DOCUMENT R79-03224; THENCE NORTH 87 DEGREES 55 MINUTES 44 SECONDS EAST, ALONG SAID NORTH LINE AND ITS EXTENSION EASTERLY, 1726.32 FEET TO THE WEST LINE OF FINLEY ROAD, SAID POINT BEING 50.00 FEET WEST OF THE EAST LINE OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 19; THENCE NORTH 02 DEGREES 21 MINUTES 37 SECONDS WEST ALONG SAID WESTERLY LINE OF FINLEY ROAD AND PARALLEL WITH SAID EAST LINE OF SAID NORTHWEST FRACTIONAL QUARTER. 699.81 FEET TO THE SOUTH LINE OF FINLEY-ROOSEVELT ASSESSMENT PLAT RECORDED AS DOCUMENT R72-12515; THENCE SOUTH 87 DEGREES 42 MINUTES 46 SECONDS WEST, ALONG SAID SOUTH LINE 700.00 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN SAID FINLEY-ROOSEVELT ASSESSMENT PLAT; THENCE NORTH 02 DEGREES 21 MINUTES 37 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1 AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST FRACTIONAL QUARTER, 482.18 FEET (DEED=479.40 FEET) TO THE SOUTH LINE OF RON POSTMA SUBDIVISION, RECORDED AS DOCUMENT R86-127771; THENCE SOUTH 87 DEGREES 50 MINUTES 45 SECONDS WEST, ALONG SAID SOUTH LINE OF SAID RON POSTMA SUBDIVISION, 776.57 FEET (DEED=775.43 FEET) TO THE SOUTHWEST CORNER OF LOT 1 IN SAID RON POSTMA SUBDIVISION; THENCE NORTH 02 DEGREES 14 MINUTES 43 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1, 295.73 FEET TO THE SOUTH LINE OF SAID ROOSEVELT ROAD; THENCE SOUTH 87 DEGREES 42 MINUTES 46 SECONDS WEST, ALONG SAID SOUTH LINE OF ROOSEVELT ROAD, 177.18 FEET TO THE PLACE OF BEGINNING, IN DuPAGE COUNTY, ILLINOIS.

PIN: 06-19-100-013

SECTION 4: 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 \_\_\_\_\_, 2020.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2020.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2020, pursuant to a roll call vote as follows:

Ayes: \_\_\_\_\_

Nayes: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Keith Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

Published in pamphlet from this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Sharon Kuderna, Village Clerk