

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: January 5, 2004 (B of T) Date: January 15, 2004

TITLE: PC 03-41: 725 W. Roosevelt Road (Lombard Toyota)

SUBMITTED BY: Department of Community Development *D&K*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration a petition requesting that the Village take the following actions on the subject property located within the B4 PD Corridor Commercial District, Planned Development:

1. Approve an amendment to Ordinance 5186 which granted a conditional use for a planned development and a conditional use for a further expansion of an existing vehicle sales, service and repair facility; and
2. Approve an amendment to Ordinance 5186 to allow for a signage deviation for two additional wall signs. (The petitioner's amended architectural require relief for only one additional wall sign).  
(DISTRICT #2)

The Plan Commission recommended approval of this petition with conditions.

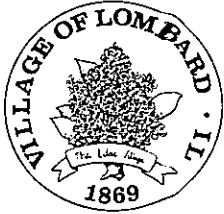
Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____	Date _____
Finance Director X _____	Date _____
Village Manager X <i>W. T. Lichter</i>	Date <i>1/7/04</i>

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:** William T. Lichter, Village Manager

**FROM:** David A. Hulseberg, AICP, Director of Community Development *DH*

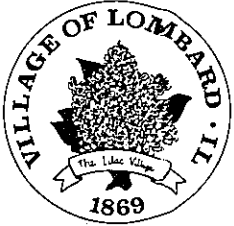
**DATE:** January 15, 2004

**SUBJECT:** PC 03-41: 725 W. Roosevelt Road (Lombard Toyota)

Attached please find the following items for Village Board consideration as part of the January 15, 2004 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 03-41;
3. A copy of the previously adopted Ordinance 5186;
4. A draft Ordinance granting approval of an amendment to Ordinance 5186 for a planned development with deviations and for a conditional use for motor vehicle sales, service and repair;
5. Copies of the petitioner's plan submittals.





## VILLAGE OF LOMBARD

255 E. Wilson Ave.  
Lombard, Illinois 60148  
630/620-5700 FAX: 630/620-8222  
TDD: 630/620-5812  
www.villageoflombard.org

**Village President**  
William J. Mueller

January 15, 2004

Mr. William J. Mueller,  
Village President, and  
Board of Trustees  
Village of Lombard

**Trustees**

Joan DeStephano, Dist. 1  
Richard J. Tross, Dist. 2  
Karen S. Koenig, Dist. 3  
Steven D. Sebby, Dist. 4  
Kenneth M. Florey, Dist. 5  
Rick Soderstrom, Dist. 6

**Subject: PC 03-41; 725 W. Roosevelt Road (Lombard Toyota)**

**Village Manager**  
William T. Lichter

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village take the following actions on the subject property located within the B4 Corridor Commercial District:

1. Approve an amendment to Ordinance 5186 which granted a conditional use for a planned development and a conditional use for a further expansion of an existing vehicle sales, service and repair facility; and
2. Approve an amendment to Ordinance 5186 to allow a signage deviation for two additional wall signs. *(The petitioner's amended architectural require relief for only one additional wall sign).*

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business to create a distinctive sense of spirit and an outstanding quality of life."

"The *Mission* of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on December 15, 2003.

Kurt Schewermann of Archineering, Inc., architect for the project, presented the petition. He introduced the project, which will consist of a building addition to their main building. He then distributed material samples on the building for the renovation and addition. The site will remain unchanged except footprint of building and additional greenspace for parking lot islands on the west side of the main building. The curb cuts onto Roosevelt Road will remain the same. The use has not changed and the vehicle sales use is well established on the property. He also noted that they are petitioning for additional wall signage on the northwest entry tower to provide customers with visual access from the west.

John Lipinski, General Manager of Lombard Toyota, stated that the improvements are needed to expand their growing business and to provide more showroom space and service stall space.

They have to keep the plan in accordance with Toyota's plan image and this plan accomplishes that. The proposed signage provides symmetry to the building.

Chairperson Ryan then opened the meeting for public comment. No one spoke for or against the petition.

Chairperson Ryan then requested the staff report. William Heniff, Senior Planner, reiterated the requested actions and summarized the project. The petitioner is seeking an amendment to the conditional use approval granted to the subject property to allow for an expansion to an existing vehicle sales, service, and repair business. The proposal consists of a 7,500 square foot building addition to the existing main building and will include an indoor drop off area for vehicles requiring service and for additional indoor vehicle showroom space. The addition will also require minor modifications to the parking lot west of the principal building. The business is not expanding beyond its current property lines. As the addition will be primarily on the north and west elevations of the building, the petitioner also requests approval of a wall signage deviation associated with their new building elevations. The proposed changes do not affect the existing new car parking lot that is being constructed on the east side of the subject property.

He noted that the Comprehensive Plan recommends that the subject property should be developed as a Community Commercial use. The Comprehensive Plan definition of a Community Commercial area is that it is a commercial area which provides services extending beyond daily living needs and includes comparison shopping goods which can include motor vehicles. The proposed use is therefore compatible with the intent of the Community Commercial designation.

He then discussed the zoning history of the site. Most notably, in 2001, the dealership acquired the former El Torito property. In 2002, the property owner received approval for, among other things, a new planned development, with signage deviations (PC 03-26, Ordinance 5186). With this approval, the property owner has since razed the restaurant building and has consolidated all parcels under their ownership into a single lot of record to facilitate the new vehicle storage area. The east parking lot is currently under construction. As the petitioner's latest building addition was not included within the initial planned development request, a planned development amendment is now being requested.

The petitioner seeks approval of an amended conditional use for motor vehicle sales, service and repair. The building addition will primarily serve two functions. The north expansion will provide a greater area for showroom and office space. The petitioner will be remodeling this area to accommodate a growing need for indoor sales space. The west building addition is intended to provide an indoor drop-off and staging area for vehicles receiving service and/or repairs. Staff finds that providing additional space under the roof is acceptable. The indoor vehicle service area will also provide for better vehicle circulation on the property. Moreover, by bringing this activity indoors, any noise impacts from the staging activity will be minimized.

Mr. Heniff noted that the 2002 planned development approval also granted deviations to allow for a second free-standing sign and for approval of existing and proposed wall signs. With the proposed modifications to the north elevation, the petitioner now proposes an additional wall sign deviation. The architect originally submitted plans that contained additional signage. However, in review of the revised submittal, the petitioner is now only requesting relief for one additional wall sign – the sign that will be placed on the proposed northwest wall face of the expanded building. Staff finds that the Toyota signs on the angled elevations are appropriately sized (as they meet the underlying Sign Ordinance provisions) and are reasonably located on the building. Additionally, these signs provide additional visibility to Roosevelt Road, without creating an additional impact upon neighboring residential property owners.

The Village of Lombard has typically supported more than one freestanding or wall sign for automobile sales uses that incorporate both new and used car sales as the used car sales often function as a separate business. A deviation to allow for two freestanding signs (one new car sign and one used car sign) is consistent with what has been granted or exists at other vehicle sales establishments along Roosevelt Road (i.e., previous Lombard Toyota approvals, Westgate Lincoln Mercury and Heritage Cadillac). As the total site is 873 feet in length, staff feels that the additional wall sign will not create an appearance of excessive signage within the corridor.

Mr. Heniff also informed the Commissioners of activities that have been occurring on-site. Since the 2002 approval, staff has been working with the petitioner to locate the two approved free-standing signs on the property. One sign will be located in front of the main building (but out of the clear line of sight area) and the second will be placed in front of the new car area under construction.

The Illinois Department of Transportation (IDOT) was required to review and approve the parking lot plans for the site as the petitioner needed to receive approval for utility line work. IDOT granted the approval provided that the existing driveway accesses directly in front of the new car display area be removed. To address this concern, the petitioner will be utilizing the existing cross-access easement to the Dania property. As the new area would be accessed from an adjacent property, the petitioner may apply for additional directional signage in the future.

He concluded that staff supports the petition subject to the conditions noted in the report.

Chairperson Ryan opened the public hearing for discussion by the Plan Commission.

Commissioner Olbrysh stated that he does not have a problem with the sign request as the staff report indicated the similar deviations for others along Roosevelt Road and that the property frontage along Roosevelt Road is 875 feet.

Commissioner Sweetser concurred. She asked about the north elevation and 45 degree angle proposed for the front walls - was it angled so both eastbound and westbound traffic can see the wall signs. Mr. Heniff said yes.

After due consideration of the petition and the testimony presented, the Plan Commission found that the petition complies with the standards required by the Lombard Zoning and Sign Ordinances. Therefore, the Plan Commission, by a roll call vote of 4-0, recommended to the Corporate Authorities **approval** of the petition associated with PC 03-41 subject to the following conditions:

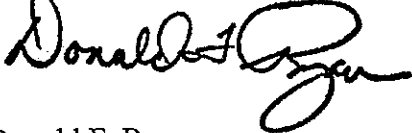
1. The petitioner shall develop the site essentially in accordance with the site plan packet prepared by Archineering, Inc., updated November 17, 2003 and made a part of this request.
2. That the petitioner shall apply for and receive a building permit for the proposed improvements. Said permit shall include and shall satisfactorily address those issues identified as part of the Inter-departmental review comments noted within the staff report.
3. That a total of five wall signs shall be permitted on the principal building, with the wall sign size and placement to be consistent with the petitioner's plans, as follows:
  - a. Three "Toyota" signs: one sign of 55 square feet and two signs of 85 square feet in size,
  - b. One "Lombard" sign of 28 square feet in size, and
  - c. One "Service" sign of 24 square feet in size.

Any future signage changes shall be subject to a future site plan approval from the Village.

4. That the property shall be developed consistent with Village Code.

Respectfully,

VILLAGE OF LOMBARD



Donald F. Ryan  
Lombard Plan Commission

att-

c. Petitioner  
Lombard Plan Commission



**VILLAGE OF LOMBARD**  
**INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission

HEARING DATE: December 15, 2003

FROM: Department of Community  
Development

PREPARED BY: William J. Heniff, AICP  
Senior Planner

**TITLE**

**PC 03-41; 725 West Roosevelt Road:** The petitioner requests that the Village take the following actions on the subject property located within the B4 PD Corridor Commercial District, Planned Development:

1. Approve an amendment to Ordinance 5186 which granted a conditional use for a planned development and a conditional use for a further expansion of an existing vehicle sales, service and repair facility; and
2. Approve an amendment to Ordinance 5186 to allow a signage deviation for two additional wall signs. *(The petitioner's amended architectural require relief for only one additional wall sign).*

**GENERAL INFORMATION**

Petitioner: Kurt Schelierman  
Archineering, Inc.  
3822 Harrison Avenue  
Brookfield, IL 60513

Owner: Ronald Postma  
725 W. Roosevelt Road  
Lombard, IL 60148

Status of Petitioner: Architect for Owner

**PROPERTY INFORMATION**

Existing Land Use: Commercial Use (Vehicle sales, service and repair)

Size of Property: 5.9 acres

Comprehensive Plan: Recommends Community Commercial

Existing Zoning: B4 Corridor Commercial District

Surrounding Zoning and Land Use:

- North: Property within the Village of Glen Ellyn zoned commercial – developed as a strip commercial retail center, offices and condominiums
- South: R5PD – General Residence District Planned Development – developed as the International Village apartment complex
- West: R5PD – General Residence District Planned Development – developed as the International Village apartment complex (access drive)
- East: B4 Corridor Commercial District – developed as a Dania furniture store

## ANALYSIS

### SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development:

1. Petition for Public Hearing.
2. Development packet prepared by Archineering, Inc., updated November 17, 2003, which includes the following:
  - a. Schematic Elevations
  - b. Schematic Site Plan
  - c. Landscape Plan
  - d. Plat of Survey

### DESCRIPTION

The petitioner is seeking an amendment to the conditional use approval granted to the subject property to allow for an expansion to an existing vehicle sales, service, and repair business. The proposal consists of a 7,500 square foot building addition to the existing main building and will include an indoor drop off area for vehicles requiring service and for additional indoor vehicle showroom space. The addition will also require minor modifications to the parking lot west of the principal building. The business is not expanding beyond its current property lines. As the addition will be primarily on the north and west elevations of the building, the petitioner also requests approval of a wall signage deviation associated with their new building elevations.

The proposed changes do not affect the existing new car parking lot that is being constructed on the east side of the subject property.

## **INTER-DEPARTMENTAL REVIEW COMMENTS**

### **PRIVATE ENGINEERING SERVICES**

The Private Engineering Services Division notes the following:

1. Stormwater detention shall be required per Village Code for the area of the building addition. However, the existing detention vault in the northwest portion of the property has a sufficient surplus of storage volume balance to accommodate the proposed building addition.
2. The existing detention vault shall be cleaned to remove accumulated sediment and debris prior to issuance of a building permit.
3. Runoff from the new roof or an impervious area equivalent to the new roof shall be directed to the detention vault.
4. New and reconstructed curb shall meet the Village's standard specification.

### **PUBLIC WORKS**

Public Works Engineering and Utility Services have no comments on the petition at this time.

### **FIRE AND BUILDING**

The Fire Department/Bureau of Inspectional Services states that the building should be fully sprinklered with a complete fire alarm and detection system. Additionally, the building must comply with current building and fire codes.

### **PLANNING**

The petitioner is proposing to expand the main building by 7,500 square feet and consistent with the petitioner's submittal.

### **Compatibility with the Comprehensive Plan**

The Comprehensive Plan recommends that the subject property be developed as a Community Commercial use. The Comprehensive Plan definition of a Community Commercial area is that it is a commercial area which provides services extending beyond daily living needs and includes

comparison shopping goods which can include motor vehicles. The Comprehensive Plan recommends that all the surrounding properties of the subject property along Roosevelt Road are proposed to be Community Commercial uses as well. The proposed use is therefore compatible with the intent of the Community Commercial designation.

### **Compatibility with the Zoning Ordinance**

#### **Zoning History**

The original auto dealership (Quality Toyota) was approved as part of a planned development amendment in 1986 (Ordinance 2854). An adjacent residence next to the original dealership site but within the current subject property was annexed into the Village in 1988 (Ord. 3098). This petition also rezoned the entire dealership site to the B4 Corridor Commercial District.

In 2001, the dealership acquired the former El Torito property. In 2002, the property owner received approval for, among other things, a new planned development, with signage deviations (PC 03-26, Ordinance 5186). With this approval, the property owner has since razed the restaurant building and has consolidated all parcels under their ownership into a single lot of record to facilitate the new vehicle storage area. The east parking lot is currently under construction.

As the petitioner's latest building addition was not included within the initial planned development request, a planned development amendment is now being requested.

#### **Conditional Use – Motor Vehicle Sales, Service & Repair**

The petitioner seeks approval of an amended conditional use for motor vehicle sales, service and repair. The building addition will primarily serve two functions. The north expansion will provide a greater area for showroom and office space. The petitioner will be remodeling this area to accommodate a growing need for indoor sales space. The west building addition is intended to provide an indoor drop-off and staging area for vehicles receiving service and/or repairs.

Staff finds that providing additional space under the roof is acceptable. The indoor vehicle service area will also provide for better vehicle circulation on the property. Moreover, by bringing this activity indoors, any noise impacts from the staging activity will be minimized. Therefore, staff supports this request.

### **Compatibility with the Sign Ordinance**

The 2002 planned development approval also granted deviations to allow for a second free-standing sign and for approval of existing and proposed wall signs. With the proposed modifications to the north elevation, the petitioner now proposes an additional wall sign deviation. A table showing code requirements is provided below.

Wall Signage	Existing	Permitted in B3	2002 Approval	2003 Request
Sign Size	Unavailable – no permits on file	1 times frontage of tenant space (100' total)	2 additional @ 65 sq. ft. each	1 additional wall sign
Number of Wall Signs	Main Building: 1 sign "Toyota" 1 sign "Lombard" 1 sign "Service"  Used car building: 1 sign "Toyota" 1 sign "Used Cars"	1 per street frontage	Approved existing signage plus an additional sign along the east wall for the main building plus 1 sign for the used car building	Main Building: 3 signs "Toyota" 2 @ 85 sq. ft. 1 @ 55 sq. ft. 1 sign "Lombard" 28 sq. ft. 1 sign "Service" 24 sq. ft.  Used car building: No changes

The architect originally submitted plans that contained additional signage. However, in review of the revised submittal, the petitioner is now only requesting relief for one additional wall sign – the sign that will be placed on the proposed northwest wall face of the expanded building.

Staff finds that the Toyota signs on the angled elevations are appropriately sized (as they meet the underlying Sign Ordinance provisions) and are reasonably located on the building. Additionally, these signs provide additional visibility to Roosevelt Road, without creating an additional impact upon neighboring residential property owners.

The Village of Lombard has typically supported more than one freestanding or wall sign for automobile sales uses that incorporate both new and used car sales as the used car sales often function as a separate business. A deviation to allow for two freestanding signs (one new car sign and one used car sign) is consistent with what has been granted or exists at other vehicle sales establishments along Roosevelt Road (i.e., previous Lombard Toyota approvals, Westgate Lincoln Mercury and Heritage Cadillac). As the total site is 873 feet in length, staff feels that the additional wall sign will not create an appearance of excessive signage within the corridor.

**Additional Items**

As noted in the condition of approval for Ordinance 5186, the final placement of the free-standing signs shall be subject to review by the Village staff pursuant to the adopted Codes of Lombard. Since the approval, staff has been working with the petitioner to locate the two approved free-standing signs on the property. As was noted in the 2002 approval, one sign will be located in front of the main building (but out of the clear line of sight area) and the second will be placed in front of the new car area under construction.

The Illinois Department of Transportation (IDOT) was required to review and approve the parking lot plans for the site as the petitioner needed to receive approval for utility line work. IDOT has

since granted the approval but with the caveat that the existing driveway accesses directly in front of the new car display area be removed. To address this concern, the petitioner will be utilizing the existing cross-access easement to the Dania property. As the new area would be accessed from an adjacent property, the petitioner may apply for additional directional signage in the future.

## FINDINGS AND RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition subject to the conditions as outlined:

Based on the submitted petition and the testimony presented, the proposal does comply with the standards required by the Lombard Zoning and Sign Ordinances, and, therefore, I move that the Plan Commission recommend to the Corporate Authorities **approval** of PC 03-41, subject to the following conditions:

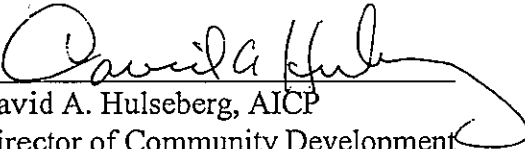
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2. That the petitioner shall apply for and receive a building permit for the proposed improvements. Said permit shall include and shall satisfactorily address those issues identified as part of the Inter-departmental review comments noted within the staff report.
3. That a total of five wall signs shall be permitted on the principal building, with the wall sign size and placement to be consistent with the petitioner's plans, as follows:
  - a. Three "Toyota" signs: one sign of 55 square feet and two signs of 85 square feet in size,
  - b. One "Lombard" sign of 28 square feet in size, and
  - c. One "Service" sign of 24 square feet in size.

Any future signage changes shall be subject to a future site plan approval from the Village.

4. That the property shall be developed consistent with Village Code.

Plan Commission  
Re: PC 03-41  
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Inter-Departmental Review Group Report Approved By:

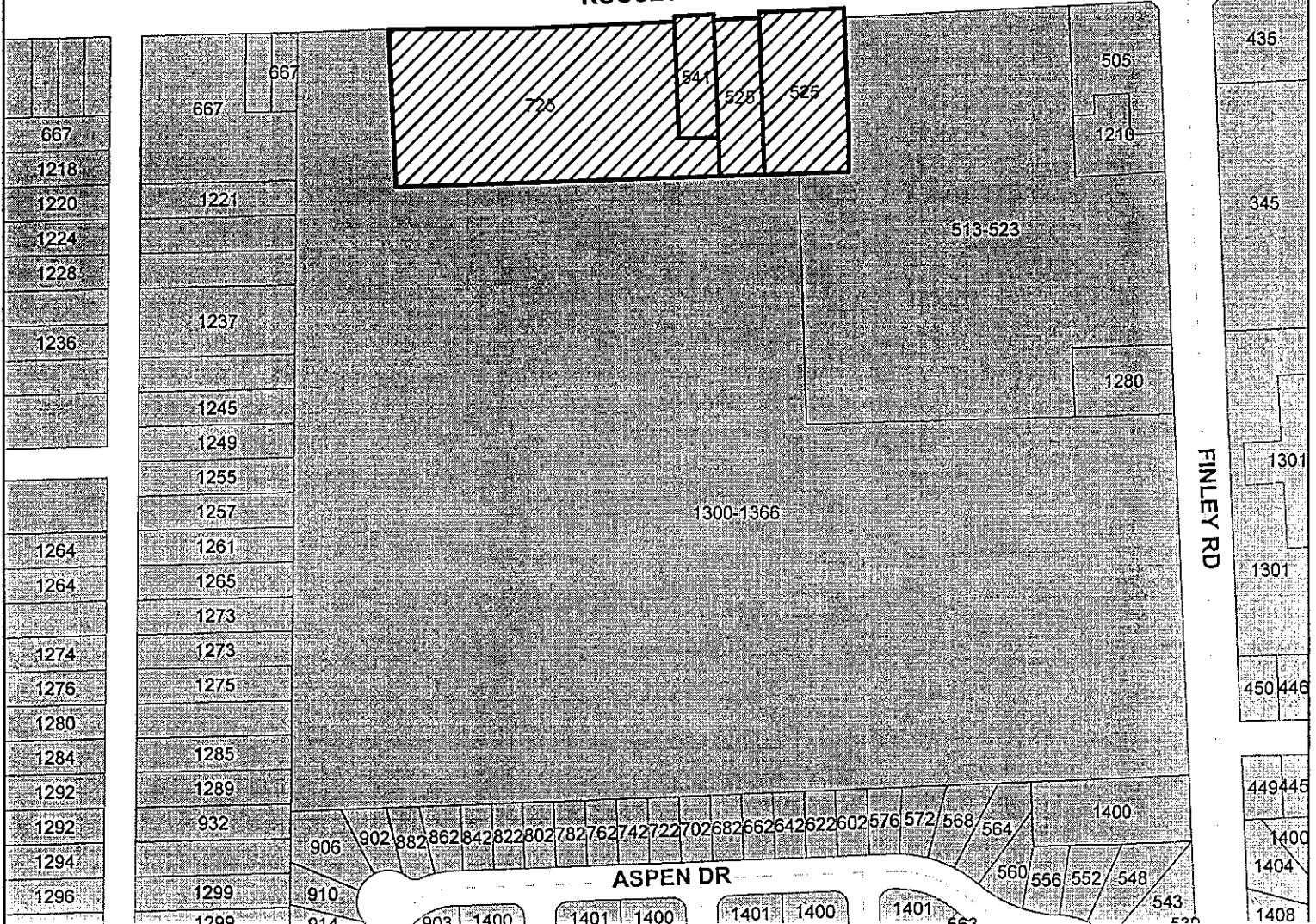
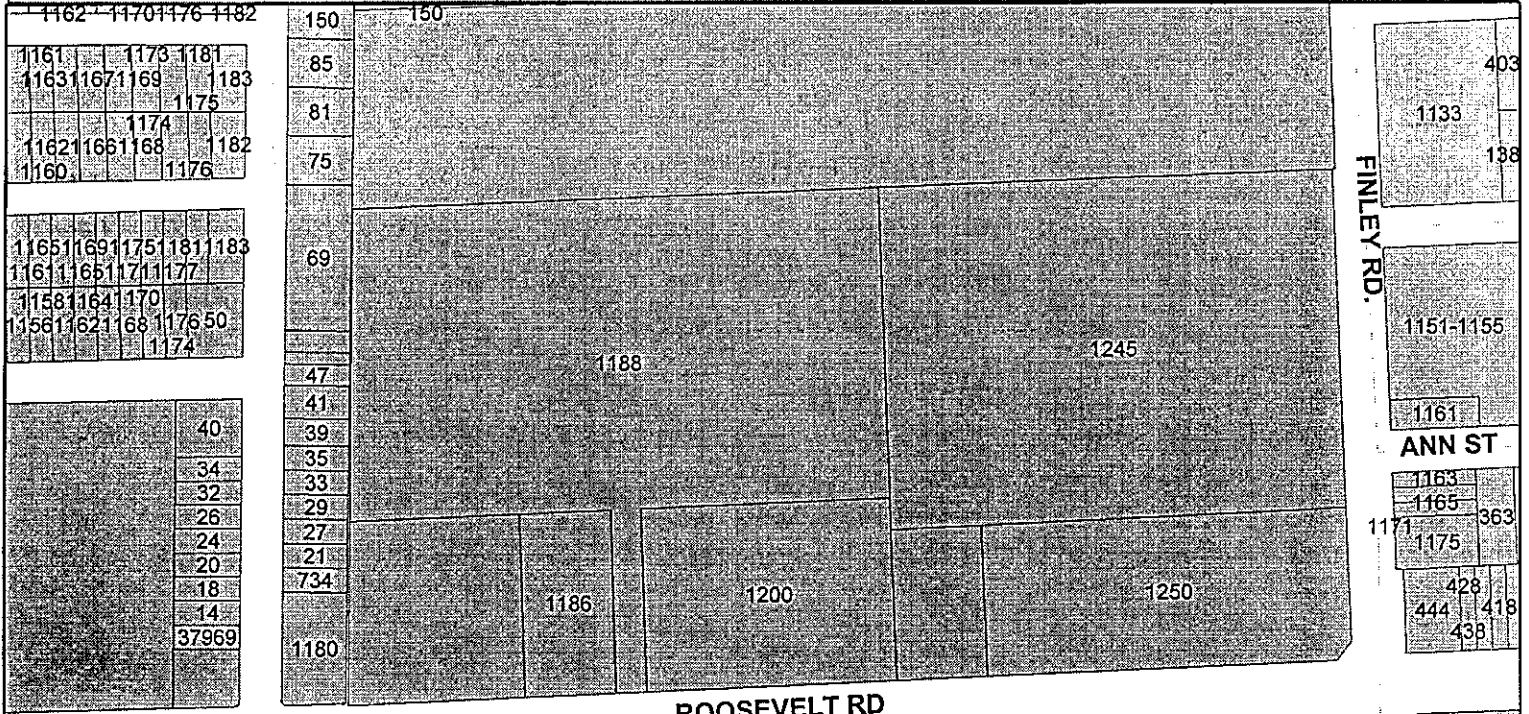
  
\_\_\_\_\_  
David A. Hulseberg, AICP  
Director of Community Development

DAH:WJH  
att  
c. Petitioner

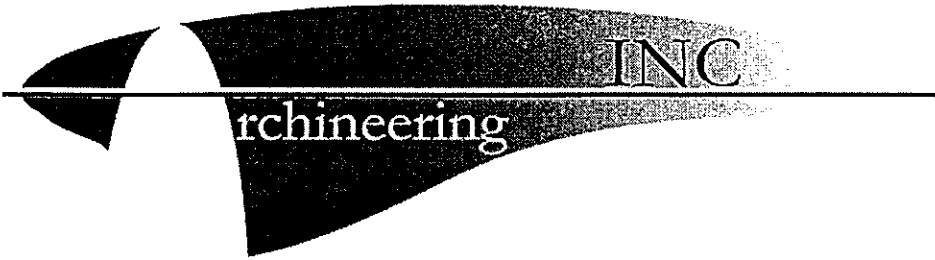
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# Location Map

PC 03-41: 725 West Roosevelt Road (Lombard Toyota)







3822 Harrison Ave.  
Brookfield, IL 60513

ph.: 708.387.0557  
fax: 708.387.0557

December 8, 2003

Mr. William Hennif  
Village of Lombard  
255 E. Wilson Ave.  
Lombard, IL 60148

Re: Standards for Conditional Use

Dear Mr. Hennif,

Lombard Toyota has operated an automobile sales and service facility for nearly 20 years at 555 West Roosevelt Rd. and is now undertaking a renovation and addition project to continue to serve its customers into the future. The conditional use of automobile sales and service has been well established on the property and the proposed construction will serve to beautify and improve the existing facility. Following is a point by point response to the conditional use criteria as stated in the "Petitioner's Guide to the Plan Commission."

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.
2. The conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located.
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate public Utilities, access roads, drainage and/or necessary facilities have been or will be provided.
5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

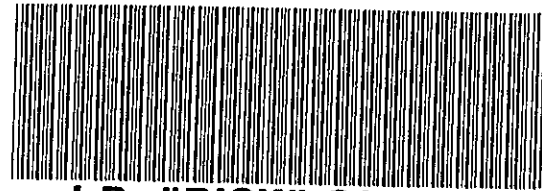
6. The proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard.
7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.

Additionally, we are requesting additional signage for the northwest entry tower. This signage is to consist of the word "Toyota" with the Toyota emblem centered above the word. The reasons for the requested signage are two-fold. For one, the design of the storefront is symmetrical, and this signage is necessary to maintain this esthetic. Also, this sign is highly desirable to attract motorists approaching from the west along Roosevelt Rd. The position and size of this signage has been noted on the submitted elevations.

Sincerely,

Kurt W. Scheuermann  
Archineering, Inc.

cc.: John Lipinski, Lombard Toyota



**J.P. "RICK" CARNEY**  
DUPAGE COUNTY RECORDER  
OCT. 10, 2002 10:15 AM  
OTHER 06-19-100-003  
007 PAGES R2002-266884

**ORDINANCE NO. 5186**

**GRANTING A CONDITIONAL USE FOR A PLANNED  
DEVELOPMENT WITH DEVIATIONS FOR WALL  
SIGNAGE; MOTOR VEHICLE SALES, SERVICE AND  
REPAIR; AND VARIATIONS TO THE TRANSITIONAL  
REAR YARD IN A B4 CORRIDOR COMMERCIAL  
DISTRICT**

**ADDRESS: 525-725 Roosevelt Road  
Lombard, IL**

**PIN: 06-19-100-003, 023, 028, and 030**

**Return To:**

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

ORDINANCE NO. 5186

AN ORDINANCE GRANTING  
CONDITIONAL USES FOR A PLANNED DEVELOPMENT  
WITH DEVIATIONS FOR WALL SIGNAGE;  
MOTOR VEHICLE SALES, SERVICE AND REPAIR;  
AND VARIATIONS TO THE TRANSITIONAL REAR YARD  
IN A B4 CORRIDOR COMMERCIAL DISTRICT

(PC 02-26; 525 -725 W. 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 a variation to 155.508 (C) (6) (a) and a deviation from Section 155.414 (F) to reduce the transitional rear yard setback; and

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

Ordinance No. 5186

Re: PC 02-26

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WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on August 19, 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 525-725 E. Roosevelt Road, Lombard, Illinois, and legally described as follows:

LOT 1 IN RON POSTMA SUBDIVISION ACCORDING TO THE PLAT RECORDED OCTOBER 15, 1986 AS DOCUMENT NO. R86-127771; ALSO LOT 1 IN HERSCHEL HARRIS SURVEY RECORDED MARCH 18, 1954 AS DOCUMENT NO. 710727; ALSO, THE FOLLOWING DESCRIBED PROPERTY:

**PARCEL 1**

THAT PART OF THE NORTHWEST ¼ OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH ¼ CORNER OF SAID SECTION AND RUNNING THENCE WEST ON THE SECTION LINE 727.43 FEET TO THE NORTHWEST CORNER OF TRACT 7 IN MILLER'S PLAT OF SURVEY RECORDED NOVEMBER 16, 1954, AS DOCUMENT 737192; THENCE CONTINUING WEST ON THE SECTION LINE, 87.50 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING WEST ON THE SECTION LINE, 87.50 FEET TO THE NORTHEAST CORNER OF LOT 1 IN HERSCHEL HARRIS' SURVEY RECORDED MARCH 18, 1954, AS DOCUMENT 710727; THENCE SOUTHERLY ON THE EAST LINE OF SAID SURVEY AND SAID LINE EXTENDED, A DISTANCE OF 346.75 FEET; THENCE EAST ON A LINE FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 87.50 FEET; THENCE NORTH AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 346.53 FEET TO THE PLACE OF BEGINNING (EXCEPT THAT PART FALLING WITHIN THE FOLLOWING DESCRIBED PROPERTY TAKEN FOR AND USED FOR ROOSEVELT ROAD RUNNING ALONG THE NORTHERLY LINE THEREOF); THAT PART OF THE NORTHWEST QUARTER OF SECTION 19,

Ordinance No. 5186

Re: PC 02-26

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TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT A POINT IN THE NORTH LINE OF SAID SECTION THAT IS 652.43 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST ¼ (SAID POINT BEING THE NORTHWEST CORNER OF TRACT 6 IN MILLER'S PLAT OF SURVEY RECORDED NOVEMBER 16, 1954, AS DOCUMENT 737192) AND RUNNING THENCE WEST 250.00 FEET TO THE NORTHEAST CORNER OF HERSCHEL HARRIS' SURVEY RECORDED MARCH 18, 1954, AS DOCUMENT 710727; THENCE SOUTHERLY ON THE EAST LINE OF SAID SURVEY 44.90 FEET TO A POINT 50.00 FEET SOUTH OF THE CENTERLINE OF PAVEMENT IN ROOSEVELT ROAD; THENCE EAST PARALLEL WITH SAID CENTERLINE OF PAVEMENT 250.00 FEET TO THE WEST LINE OF SAID TRACT 6; THENCE NORTH ON SAID WEST LINE, 47.7 FEET TO THE PLACE OF BEGINNING AND EXCEPT THAT PART TAKEN FOR ROOSEVELT ROAD BY CONDEMNATION CASE 86ED-71, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHWEST ¼ OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH ¼ CORNER OF SAID SECTION AND RUNNING THENCE WEST ON THE SECTION LINE, 727.43 FEET TO THE NORTHWEST CORNER OF TRACT 7 IN MILLERS PLAT OF SURVEY RECORDED NOVEMBER 16, 1954, AS DOCUMENT 737192, FOR A PLACE OF BEGINNING; THENCE CONTINUING WEST 87.50 FEET TO A POINT THAT IS 87.50 FEET EAST OF THE NORTHEAST CORNER OF HERSCHEL HARRIS' SURVEY; THENCE SOUTH PARALLEL TO THE EAST LINE OF HERSCHEL HARRIS' SURVEY AND LINE EXTENDED A DISTANCE OF 346.53 FEET; THENCE EAST ON A LINE FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 162.50 FEET; THENCE NORTH ON A LINE FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED COURSE A DISTANCE OF 73.0 FEET TO THE SOUTHEAST CORNER OF TRACT 7 OF MILLER'S PLAT OF SURVEY; THENCE WEST ON A LINE FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 75.0 FEET TO THE SOUTHWEST CORNER OF TRACT 7, AFORESAID; THENCE NORTH ON A LINE FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED COURSE AND THE WEST LINE OF TRACT 7, A DISTANCE OF 273.31 FEET TO THE PLACE OF BEGINNING (EXCEPT THAT PART FALLING WITHIN THE FOLLOWING DESCRIBED PROPERTY TAKEN FOR AND USED FOR ROOSEVELT ROAD RUNNING ALONG THE NORTHERLY LINE THEREOF) THAT PART OF THE NORTHWEST ¼ OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT A POINT IN THE NORTH LINE OF SAID SECTION THAT IS 652.43 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST ¼ (SAID POINT BEING THE NORTHWEST CORNER OF TRACT 6 IN MILLER'S PLAT OF SURVEY AS RECORDED NOVEMBER 16, 1954, AS DOCUMENT 737192) AND RUNNING THENCE WEST 250.00 FEET TO THE NORTHEAST CORNER OF HERSCHEL HARRIS' SURVEY RECORDED MARCH 18, 1954, AS DOCUMENT 710727; THENCE SOUTHERLY ON THE EAST LINE OF SAID SURVEY, 44.9 FEET TO A POINT 50.00 FEET SOUTH OF THE CENTERLINE OF PAVEMENT IN ROOSEVELT ROAD; THENCE EAST PARALLEL WITH SAID CENTERLINE OF PAVEMENT, 250.00 FEET TO THE WEST LINE OF SAID TRACT 6; THENCE NORTH ON SAID WEST LINE 47.7 FEET TO THE PLACE OF

BEGINNING AND EXCEPT THAT PART TAKEN FOR ROOSEVELT ROAD BY CONDEMNATION CASE 86ED-92, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

TRACT 7 OF MILLER'S PLAT OF SURVEY AS RECORDED NOVEMBER 16, 1954, AS DOCUMENT 737192 (EXCEPT THAT PART FALLING WITHIN THE FOLLOWING DESCRIBED PROPERTY TAKEN FOR AN USED FOR ROOSEVELT ROAD RUNNING ALONG THE NORTHERLY LINE THEREOF) THAT PART OF THE NORTHWEST ¼ OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; DESCRIBED BY BEGINNING AT A POINT IN THE NORTH LINE OF SAID SECTION THAT IS 652.43 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST ¼ (SAID POINT BEING THE NORTHWEST CORNER OF TRACT 6 IN MILLER'S PLAT OF SURVEY RECORDED NOVEMBER 16, 1954, AS DOCUMENT 737192) AND RUNNING THENCE WEST 250.00 FEET ON THE NORTHEAST CORNER OF HERSCHEL HARRIS' SURVEY RECORDED MARCH 18, 1954, AS DOCUMENT 710727; THENCE SOUTHERLY ON THE EAST LINE OF SAID SURVEY 44.9 FEET TO A POINT 50.00 FEET SOUTH OF THE CENTERLINE OF PAVEMENT IN ROOSEVELT ROAD; THENCE EAST PARALLEL WITH SAID CENTERLINE OF PAVEMENT 250.00 FEET TO THE WEST LINE OF SAID TRACT 6; THENCE NORTH ON SAID WEST LINE, 47.70 FEET TO THE PLACE OF BEGINNING AND EXCEPT THAT PART TAKEN FOR ROOSEVELT ROAD BY CONDEMNATION CASE 86ED-92, IN DUPAGE COUNTY, ILLINOIS.

Parcel Numbers: 06-19-100-003, 023, 028, 030

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 the aforementioned variation to the transitional rear yard setback are hereby granted for the Subject Property, subject to compliance with the following conditions:

1. That the number of allowable freestanding signs on the site be limited to two. One sign shall be permitted at the main entrance and one sign shall be permitted in front of the new car sales area. Final placement shall be subject to review by the Village staff pursuant to the adopted Codes of Lombard.
2. The petitioner shall develop the site essentially in accordance with the site plan made a part of this request.
3. 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-departmental review comments noted within the staff report.

4. That the petitioner shall submit a final lighting and photometric plan to the Village for review. Said plan shall be consistent with Village Code and shall not conflict with any underlying easements on the property.

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 5th day of September, 2002.


Passed on second reading this 5th day of September, 2002.

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

Nayes: None

Absent: None

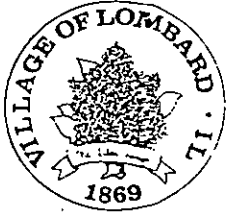
Approved this 5th, day of September, 2002.

  
\_\_\_\_\_  
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.

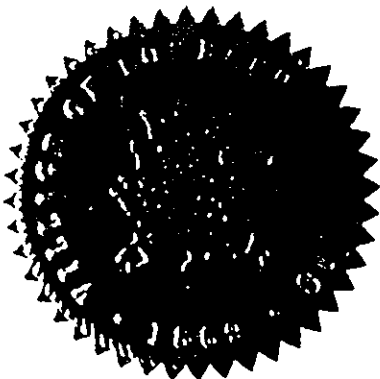
I further certify that attached hereto is a

copy of ORDINANCE 5186

AN ORDINANCE GRANTING CONDITIONAL  
USES FOR A PLANNED DEVELOPMENT WITH  
DEVIATIONS FOR WALL SIGNAGE; MOTOR  
VEHICLE SALES, SERVICE AND REPAIR; AND  
VARIATIONS TO THE TRANSITIONAL REAR  
YARD IN A B4 CORRIDOR COMMERCIAL  
DISTRICT AT 525-725 ROOSEVELT ROAD,  
LOMBARD, ILLINOIS  
PARCEL NUMBERS 06-19-100-003, 023, 028, 030

of the said Village as it appears from the official records of said Village, duly approved September 5, 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 1st day of October, 2002.



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



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

**AN ORDINANCE AMENDING ORDINANCE NUMBER 5186,  
ADOPTED SEPTEMBER 5, 2002, GRANTING A CONDITIONAL USE  
FOR A PLANNED DEVELOPMENT  
WITH A DEVIATION FOR WALL SIGNAGE;  
AND A CONDITIONAL USE FOR  
MOTOR VEHICLE SALES, SERVICE AND REPAIR;  
IN A B4 CORRIDOR COMMERCIAL DISTRICT**

(PC 03-41; 725 W. 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 XV, 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 XV, Chapter 153 of the Code of Lombard, Illinois; and,

WHEREAS, on September 5, 2002, the President and Board of Trustees adopted Ordinance 5186, granting a conditional use for a B4PD Corridor Shopping District/Planned Development with signage deviations and variations to the transitional landscape yard for property legally described herein pursuant to Title 15, Chapter 155, Section 155.501 et seq. of the Code of Lombard; and

WHEREAS, Ordinance 5186, also granted approval of a conditional use for motor vehicle, sales, service and repair on the subject property, subject to conditions; and

WHEREAS, Title 15, Chapter 155, Section 155.504 allows for amendment of an ordinance granting a conditional use for a planned development after a public hearing before the Village's Plan Commission; and

WHEREAS, the petitioner is requesting an amendment to the planned development and the conditional use for motor vehicle sales, service and repair to allow for a building expansion, consistent with the submitted plans; and

Ordinance No. \_\_\_\_\_  
Re: PC 03-41  
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WHEREAS, pursuant to an application to amend Ordinance 5186, proper and legal notice was provided and a public hearing was held before the Village's Plan Commission on December 15, 2003; and

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the amendments described herein, subject to terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have reviewed the request and hereby adopt the findings and recommendations of the Plan Commission as set forth herein, and make same part hereof, subject to the terms and conditions established by this ordinance as more fully set forth below.

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 Ordinance No. 5186 adopted September 5, 2002 is hereby amended for the property legally described in Section 2 below to allow for an amendment to the conditional use for a planned development with a signage deviation for one additional wall sign; as well as an amendment to the conditional use for motor vehicle sales, service and repair; all subject to the conditions noted in Section 3 below.

SECTION 2: That this ordinance is limited and restricted to the property generally located 725 W. Roosevelt Road, Lombard, Illinois and legally described as follows:

LOT A IN LOMBARD TOYOTA RESUBDIVISION OF PARTS OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED DECEMBER 24, 2002 AS DOCUMENT NO. R2002-358188, IN THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS.

Parcel Number: 06-19-100-032, 033

SECTION 3: That the conditional uses and deviation set forth in Section 1 above shall be granted subject to compliance with the following conditions:

1. The petitioner shall develop the site essentially in accordance with the site plan packet prepared by Archineering, Inc., updated November 17, 2003 and 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-departmental review comments noted within the staff report.
3. That a total of five wall signs shall be permitted on the principal building, with the wall sign size and placement to be consistent with the petitioner's plans, as follows:
  - a. Three "Toyota" signs: one sign of 55 square feet and two signs of 85 square feet in size,
  - b. One "Lombard" sign of 28 square feet in size, and
  - c. One "Service" sign of 24 square feet in size.

Any future signage changes shall be subject to a future site plan approval from the Village.

4. That the property shall be developed consistent with Village Code.

**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 \_\_\_\_\_ day of \_\_\_\_\_, 2004.

First reading waived by action of the Board of Trustees this  
\_\_\_\_\_ day of \_\_\_\_\_, 2004.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

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

Nays: \_\_\_\_\_

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

Ordinance No. \_\_\_\_\_  
Re: PC 03-41  
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Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
William J. Mueller, Village President

ATTEST:

\_\_\_\_\_  
Barbara A. Johnson, Deputy Village Clerk