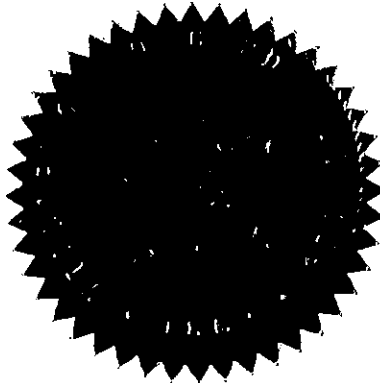


ORDINANCE 4646

PAMPHLET

FRONT OF PAMPHLET

GRANTING A CONDITIONAL USE FOR
A PLANNED DEVELOPMENT WITH EXCEPTIONS
FROM THE LOMBARD ZONING ORDINANCE AND
SIGN ORDINANCE, OFF-SITE PARKING
AND TWO PRINCIPAL STRUCTURES ON ONE
LOT-OF-RECORD AND VARIATIONS FROM THE
LOMBARD ZONING ORDINANCE



PUBLISHED IN PAMPHLET FORM THIS 26TH DAY OF MAY, 1999.
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,
DUPAGE COUNTY, ILLINOIS.

Lorraine G. Gerhardt
Lorraine G. Gerhardt
Village Clerk

Barbara Johnson
Deputy Clerk

Revised 5/26/99

ORDINANCE NO. 4646

**AN ORDINANCE GRANTING CONDITIONAL USE APPROVAL
FOR A PLANNED DEVELOPMENT WITH EXCEPTIONS FROM
THE LOMBARD ZONING ORDINANCE AND LOMBARD SIGN
ORDINANCE, OFF-SITE PARKING, AND TWO PRINCIPAL STRUCTURES,
ON ONE LOT-OF-RECORD PURSUANT TO THE LOMBARD ZONING
ORDINANCE, AND GRANTING VARIATIONS FROM THE LOMBARD
ZONING ORDINANCE, TITLE 15, CHAPTER 155 OF THE CODE OF
LOMBARD, ILLINOIS**

(PC 99-16, 101-125 S. Main Street
Big Idea Productions Studio)

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 subject property is zoned B5 Central Business District; and,

WHEREAS, an application has been filed requesting variations from the Lombard Zoning Ordinance (Title 155 of the Village Code) and conditional use approval for a Planned Development with exceptions from the Lombard Zoning Ordinance (Title 155 of the Village Code) and Sign Ordinance (Title 153 of the Village Code), off-street parking, and two (2) principal structures on one lot-of-record in order to allow for the construction of an office building on the property described in Section 2 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on April 19, 1999 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 Planned Development, exceptions, variations, and conditional uses described herein; and

WHEREAS, the President and Board of Trustees of the Village of Lombard have reviewed the request and find it would be in the best interest of the Village to grant said approval subject to the terms and conditions established by this ordinance, and in accordance with the

Ordinance No. 4646

Re: PC 99-16

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findings and recommendations of the Plan Commission which are incorporated herein by reference.

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 conditional use approval is hereby granted for a Planned Development, for off-site parking, and for two (2) principal structures on one (1) lot-of-record for the property described in Section 2 below pursuant to Sections 501-510 of the Lombard Zoning Ordinance (Title 155, Section 155.501-155.510 of the Lombard Village Code), to provide for the establishment of an office building.

Section 2: That this ordinance is limited and restricted to the property generally located at 101-125 South Main Street, Lombard, Illinois and legally described as follows:

That part of block 22 in Town of "Lombard", being a subdivision in Sections 5, 6, 7, 8 and 18, Township 39 North, Range 11, East of the Third Principal Meridian, described as follows:

Beginning at a point on the east line of Main Street, 599.0 feet north of the southwest corner of said Block 22 and running thence easterly to a point on the center line of said Block 22 that is 286.8 feet south of the southerly line of Parkside Avenue, thence north on said center line of Block 22, 286.8 feet to the southerly line of said Parkside Avenue; thence southwesterly along the southerly line of said Parkside Avenue to the east line of Main Street; thence south on the east line of Main Street, 191.85 feet to the place of beginning, according to the plat thereof recorded April 23, 1868 as Document 9483, in DuPage County, Illinois.

and

The north 100 feet of the south 599 feet of the west 258.4 feet (except that part, if any, falling in the east 258.4 feet) of Block 22 of the Town of Lombard, being a part of the west half of the northwest quarter of Section 8, Township 39 North, Range 11, East of the Third Principal Meridian, in the Village of Lombard, DuPage County, Illinois.

and

The north 45 feet of Lot 1 in James' Subdivision of part of Block 22 of original Town of Lombard, a subdivision of part of the west half of the northwest quarter of Section 8, Township 39 North, Range 11, East of the Third Principal Meridian, according to the Plat of James Subdivision recorded February 15, 1924 as Document 174302, in DuPage County, Illinois.

Parcel Numbers: 06-08-111-030, 003 and (pt.) 004

Section 3: The following exceptions from the Lombard Village Code are hereby granted in conjunction with the Conditional Use for a Planned Development, subject to the conditions set forth in Section 5 below:

- A. That an exception is granted to Section 155.416.G of the Lombard Village Code to increase the allowable barrel roof height from forty-five feet (45') to forty-eight feet (48'); and
- B. That an exception is granted to Section 155.416.K of the Lombard Village Code to reduce the required transitional landscape yard from ten feet (10') to zero (0); and
- C. That an exception is granted to Section 155.707.B.3 of the Lombard Village Code so as to not require transitional landscape yard improvements; and
- D. That an exception is granted to Section 155.708 of the Lombard Village Code so as to not require foundation landscaping along Main Street; and
- E. That an exception is granted to Section 153.506.B.14.a of the Lombard Village Code to allow the existing "EAT" projecting sign to be displayed in conjunction with a wall, awning, or canopy sign; and
- F. That an exception is granted to Section 153.506.B.14.b. of the Lombard Village Code for the construction of a "BIG IDEA STUDIOS" sign, as shown on the attached diagram provided by the petitioner and known as Exhibit "A", limiting the height of the character letters to a maximum of four and one half (4-1/2) feet.

Section 4: The following variations from the Lombard Village Code are hereby granted, subject to the conditions set forth in Section 5 below:

- A. That a variation be granted from Section 155.508C.6.b of the Lombard Village Code to allow noncompliance with the transitional landscape yard requirements of the underlying zoning district; and
- B. That a variation be granted from Section 155.508.C.6.a of the Lombard Village Code to allow the rear yard setback to be less than that which is required in the abutting zoning district.

Section 5: This ordinance shall be granted subject to compliance with the following conditions:

- A. The property shall be developed in substantial compliance with the Site Plan prepared by RTKL Associates Inc., dated April 12, 1999, and the Architectural renderings, prepared by RTKL Associates, Inc. dated April 12, 1999, and subject to the following conditions:
1. Material selection shall be pursuant to those contained in the PC 99-16 staff report, dated April 12, 1999.
 2. The fire hydrant and water main layout is subject to the approval of the Fire Chief.
 3. A minimum \$42.00 cash contribution shall be made on a linear foot basis for the purpose of providing transitional yard landscaping on their properties rather than on the petitioned properties for the following Property Identification Numbers abutting the petitioned properties; 06-08-111-010, 06-08-111-012, 06-08-111-014, 06-08-111-015, 06-08-111-016, 06-08-111-017 and 06-08-111-018.
 4. A eight (8) feet tall board on board fence shall be constructed along the east property line.
 5. A landscape plan shall be submitted to the Community Development Director for approval.

Section 6: 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 6th day of May, 1999.

First reading waived by action of the Board of Trustees this _____ day of _____, 1999.

Passed on second reading this 20th day of May, 1999.

Ayes: Trustees Borgatell, Tross, Schaffer, Sebby, Florey and Kufrin

Nays: None


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Re: PC 99-16

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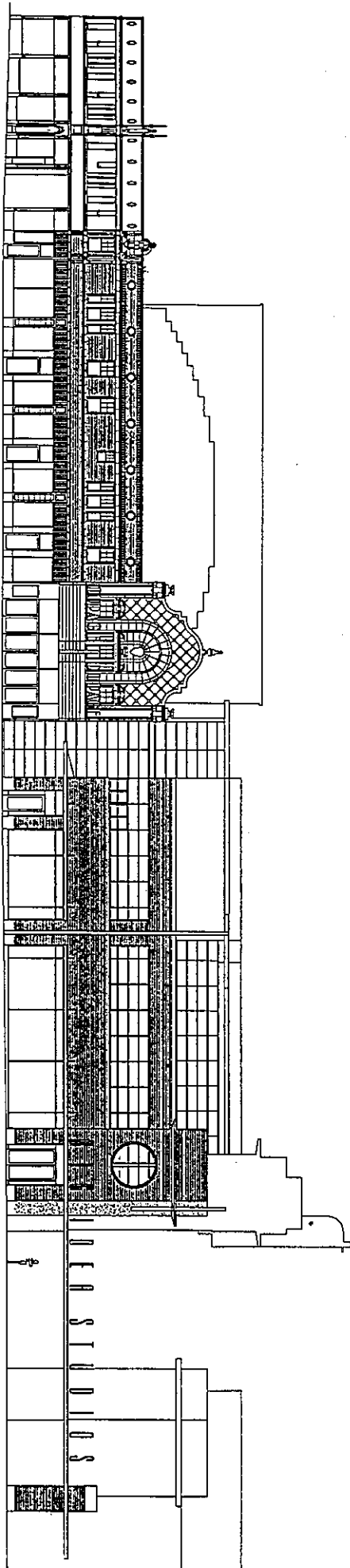
Absent: None

Approved this 20th day of May, 1999.


William J. Mueller, Village President

ATTEST:


Lorraine G. Gerhardt, Village Clerk 
h:\cdevapps\worduser\pccases\99\99-16\ordpd.doc *deputy clerk*



Main Street Elevation
54" Signage Letters

BIG IDEA

Big Idea Productions
169 N. Clinton, Suite 600
Chicago, Illinois 60661
312.669.1400

BIG IDEA Productions

Lombard, Illinois
May 18, 1999

RTKL

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Chicago, Illinois 60603
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EXHIBIT "A"

