

FRED BUCHOLZ

DUPAGE COUNTY RECORDER

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06-20-200-036

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R2015-122238

ORDINANCE 7134

GRANTING APPROVAL OF CONDITIONAL USE PURSUANT TO SECTION 155.417(G)(2)(b)(vi) OF THE LOMBARD ZONING ORDINANCE FOR A DRIVE-THROUGH AND DRIVE-IN ESTABLISHMENTS; AN AMENDMENT TO THE HIGH POINT CENTRE PLANNED DEVELOPMENT, AS APPROVED IN ORDINANCE 2867 TO ALLOW A THIRD FREESTANDING SIGN; AND A DEVIATION FROM SECTION 153.505(B)(19)(b)(i)(a) OF THE LOMBARD SIGN ORDINANCE TO INCREASE THE MAXIMUM ALLOWABLE AREA OF A WALL SIGN FROM FORTY (40) SQUARE FEET TO EIGHTY-FOUR (84) SQUARE FEET LOCATED IN THE B4APD ZONING DISTRICT

PIN: 06-20-200-036

ADDRESS: 401 E. Roosevelt Road, Burger King, Lombard, IL 60148

**Prepared by and Return To:
Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148**



I, **Janet Downer**, 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
copy of

ORDINANCE 7134

GRANTING APPROVAL OF CONDITIONAL USE PURSUANT TO SECTION 155.417(G)(2)(b)(vi) OF THE LOMBARD ZONING ORDINANCE FOR A DRIVE-THROUGH AND DRIVE-IN ESTABLISHMENTS; AN AMENDMENT TO THE HIGH POINT CENTRE PLANNED DEVELOPMENT, AS APPROVED IN ORDINANCE 2867 TO ALLOW A THIRD FREESTANDING SIGN; AND A DEVIATION FROM SECTION 153.505(B)(19)(b)(i)(a) OF THE LOMBARD SIGN ORDINANCE TO INCREASE THE MAXIMUM ALLOWABLE AREA OF A WALL SIGN FROM FORTY (40) SQUARE FEET TO EIGHTY-FOUR (84) SQUARE FEET LOCATED IN THE B4APD ZONING DISTRICT

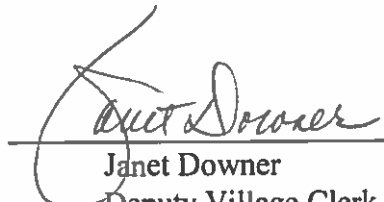
PIN: 06-20-200-036

ADDRESS: 401 E. Roosevelt Road, Burger King, Lombard, IL 60148

of the said Village as it appears from the official records
of said Village duly approved this 15th
day of October, 2015.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 27th day of October, 2015.





Janet Downer
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

ORDINANCE 7134

PAMPHLET

PC 15-24: 401 E. ROOSEVELT ROAD, BURGER KING



**PUBLISHED IN PAMPHLET FORM THIS 16th DAY OF OCTOBER, 2015, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.**

Sharon Kuderna

**Sharon Kuderna
Village Clerk**

ORDINANCE NO. 7134

AN ORDINANCE GRANTING APPROVAL OF CONDITIONAL USE PURSUANT TO SECTION 155.417(G)(2)(b)(vi) OF THE LOMBARD ZONING ORDINANCE FOR A DRIVE-THROUGH AND DRIVE-IN ESTABLISHMENTS; AN AMENDMENT TO THE HIGH POINT CENTRE PLANNED DEVELOPMENT, AS APPROVED IN ORDINANCE 2867 TO ALLOW A THIRD FREESTANDING SIGN; AND A DEVIATION FROM SECTION 153.505(B)(19)(b)(i)(a) OF THE LOMBARD SIGN ORDINANCE TO INCREASE THE MAXIMUM ALLOWABLE AREA OF A WALL SIGN FROM FORTY (40) SQUARE FEET TO EIGHTY-FOUR (84) SQUARE FEET LOCATED IN THE B4APD ZONING DISTRICT

PC 15-24: 401 E. Roosevelt Road, Burger King

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, the Lombard Sign Ordinance, otherwise known as Title 15, Chapter 153 of the Code of Lombard, Illinois; and,

WHEREAS, the Subject Property as defined below is zoned B4APD; and,

WHEREAS, an application requests approval for a conditional use for a drive-thru, an amendment to the High Point Centre Planned Development, and a deviation from Section 153.505(B)(19)(b)(i)(a) to allow for an increase to the maximum allowable area of a wall sign; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on September 21, 2015 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 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 a conditional use is hereby granted for the Subject Property, as described in Section 4 below, pursuant to Title 15, Chapter 155, Section 155.417(G)(2)(b)(vi) of the Zoning Ordinance to establish a drive-thru;

SECTION 2: That an amendment to the High Point Centre Planned Development, as approved in Ordinance 2867, is hereby granted for the Subject Property, as described in Section 4 below, to allow a third freestanding sign; and

SECTION 3: That a deviation is hereby granted for the Subject Property, as described in Section 4 below, from Section 153.505(B)(19)(b)(i)(a) of the Lombard Sign Ordinance

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Re: PC 15-24
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to increase the maximum allowable area of a wall sign from forty (40) square feet to eighty-four (84) square feet.

SECTION 4: This ordinance is limited and restricted to the property generally located at 401 E. Roosevelt Road, Lombard, Illinois, and legally described as follows:

LOT 1 IN HIGH POINT CENTRE PLAT OF CONSOLIDATION AND DEDICATION, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1987 AS DOCUMENT R87-86353 IN DUPAGE COUNTY, ILLINOIS.
PIN 06-20-200-036

SECTION 5: The approvals set forth in SECTION 1, 2, and 3 above shall be granted subject to compliance with the following conditions:

1. Any future signs, including these wall signs, involving the subject property shall apply for and receive a building permit. Said permit shall be in accordance with the sign plan prepared by Federal Heath Sign Company with a date of August 17, 2015, and made a part of this petition;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
3. The freestanding sign shall be "Proposed Freestanding Sign No. 01" and shall not include changeable copy.

SECTION 5: 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 ____, 2015.

First reading waived by action of the Board of Trustees this 15th day of October, 2015.

Passed on second reading this 15th day of October, 2015.


Ayes: Trustee Whittington, Fugiel, Johnston, Pike and Ware

Nays: None

Absent: Trustee Foltyniewicz

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Re: PC 15-24
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Approved this 15th day of October, 2015.


Keith T. Giagnorio
Village President

ATTEST:


Sharon Kuderna
Village Clerk

Published by me in pamphlet form on this 16th day of October, 2015.


Sharon Kuderna
Village Clerk