

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
FEB.22,2016 3:17 PM
OTHER \$32.00 06-18-203-032
006 PAGES R2016-016545

ORDINANCE 7186

GRANTING APPROVAL OF AN AMENDMENT TO ORDINANCES 4021, 4022, AND 5594 ALONG WITH A VARIANCE FROM SECTION 155.414(E)(1) TO ALLOW FOR A FRONT YARD SETBACK OF EIGHTEEN (18) FEET WHERE THIRTY (30) FEET IS REQUIRED TO PROVIDE FOR THE EXPANSION OF THE EXISTING CANOPY; AN AMENDMENT TO THE CONDITIONS OF APPROVAL ASSOCIATED WITH ORDINANCES 4021 AND 4022 TO ALLOW FOR WALL (CANOPY) SIGNAGE ON THE CANOPY; A VARIANCE FROM SECTION 153.208 (H) TO ALLOW FOR AN EXISTING FREESTANDING SIGN TO REMAIN IN THE CLEAR LINE OF SIGHT AREA; AND A VARIANCE FROM SECTION 153.223 (E) TO ALLOW FOR A READER BOARD OF TWELVE (12) SQUARE FEET IN AREA, WHERE NINE (9) SQUARE FEET IN AREA IS ALLOWED

06-18-203-032

PIN: 06-16-317-020

ADDRESS: ~~1060 E. Roosevelt Road, Lombard, IL 60148~~

610 S. Main Street, 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 7186

GRANTING APPROVAL OF AN AMENDMENT TO ORDINANCES 4021, 4022, AND 5594
ALONG WITH A VARIANCE FROM SECTION 155.414(E)(1) TO ALLOW FOR A FRONT
YARD SETBACK OF EIGHTEEN (18) FEET WHERE THIRTY (30) FEET IS REQUIRED
TO PROVIDE FOR THE EXPANSION OF THE EXISTING CANOPY; AN AMENDMENT
TO THE CONDITIONS OF APPROVAL ASSOCIATED WITH ORDINANCES 4021 AND
4022 TO ALLOW FOR WALL (CANOPY) SIGNAGE ON THE CANOPY; A VARIANCE
FROM SECTION 153.208 (H) TO ALLOW FOR AN EXISTING FREESTANDING SIGN TO
REMAIN IN THE CLEAR LINE OF SIGHT AREA; AND A VARIANCE FROM SECTION
153.223 (E) TO ALLOW FOR A READER BOARD OF TWELVE (12) SQUARE FEET IN
AREA, WHERE NINE (9) SQUARE FEET IN AREA IS ALLOWED

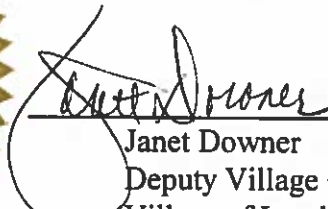
PIN: 06-18-203-032

ADDRESS: 610 S. Main Street, Lombard, IL 60148

of the said Village as it appears from the official records
of said Village duly approved this 4th
day of February, 2016.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate
Seal of said Village of Lombard, Du Page County, Illinois this 15th
day of February, 2016.





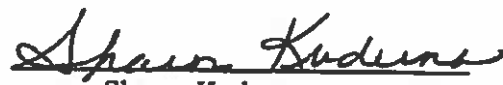
Janet Downer
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

**ORDINANCE 7186
PAMPHLET**

PC 16-02: 610 S. MAIN STREET



**PUBLISHED IN PAMPHLET FORM THIS 5th DAY OF FEBRUARY, 2016, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.**


**Sharon Kuderna
Village Clerk**

ORDINANCE NO. 7186

AN ORDINANCE GRANTING APPROVAL OF AN AMENDMENT TO ORDINANCES 4021, 4022, AND 5594 ALONG WITH A VARIANCE FROM SECTION 155.414(E)(1) TO ALLOW FOR A FRONT YARD SETBACK OF EIGHTEEN (18) FEET WHERE THIRTY (30) FEET IS REQUIRED TO PROVIDE FOR THE EXPANSION OF THE EXISTING CANOPY; AN AMENDMENT TO THE CONDITIONS OF APPROVAL ASSOCIATED WITH ORDINANCES 4021 AND 4022 TO ALLOW FOR WALL (CANOPY) SIGNAGE ON THE CANOPY; A VARIANCE FROM SECTION 153.208 (H) TO ALLOW FOR AN EXISTING FREESTANDING SIGN TO REMAIN IN THE CLEAR LINE OF SIGHT AREA; AND A VARIANCE FROM SECTION 153.223 (E) TO ALLOW FOR A READER BOARD OF TWELVE (12) SQUARE FEET IN AREA, WHERE NINE (9) SQUARE FEET IN AREA IS ALLOWED

(PC 16-02; 610 S. Main Street)

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, 610 S. Main Street, the Subject Property, is zoned B2 General Neighborhood Shopping District; and,

WHEREAS, an application has been filed requesting approval of an amendment to Ordinances 4021, 4022, and 5594 along with a variance from Section 155.414(E)(1) to allow for a front yard setback of eighteen (18) feet where thirty (30) feet is required to provide for the expansion of the existing canopy; an amendment to the conditions of approval associated with Ordinances 4021 and 4022 to allow for wall (canopy) signage on the canopy; a variance from Section 153.208 (H) to allow for an existing freestanding sign to remain in the clear line of sight area; and a variance from Section 153.223 (E) to allow for a reader board of twelve (12) square feet in area, where nine (9) square feet in area is allowed; and

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on January 25, 2016 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 petition as 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 follow:

SECTION 1: That the following relief is hereby granted for the Subject Property, as described in Section 2 below:

1. An Ordinance granting approval of an amendment to Ordinances 4021, 4022, and 5594 along with a variance from Section 155.414(E)(1) to allow for a front yard setback of eighteen (18) feet where thirty (30) feet is required to provide for the expansion of the existing canopy;
2. An amendment to the conditions of approval associated with Ordinances 4021 and 4022 to allow for wall (canopy) signage on the canopy; a variance from Section 153.208 (H) to allow for an existing freestanding sign to remain in the clear line of sight area; and
3. A variance from Section 153.223 (E) to allow for a reader board of twelve (12) square feet in area, where nine (9) square feet in area is allowed.

SECTION 2: That this Ordinance is limited and restricted to the property located at 610 S. Main Street, Lombard, Illinois and legally described as follows:

LOT 1 IN BLOCK 1 OF GREEN VALLEY SUBDIVISION BEING A PART OF SECTIONS 7 AND 18, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 25, 1944 IN BOOK 25 OF PLATS AS DOCUMENT NUMBER 469238 IN THE DUPAGE COUNTY RECORDER'S OFFICE, ILLINOIS AND THAT PART OF MADISON STREET AS VACATED BY DOCUMENT R70-6437, IN VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

Parcel Identification Number(s): 06-18-203-032; (the "Subject Property")

SECTION 3: The relief, as provided for in Section 1 of this Ordinance shall be granted subject to compliance with the following conditions:

1. The petitioner shall develop the site in accordance with the plans submitted as part of this request from MacKenzie Sales Inc dated 12/9/15 and ImageFX dated 12/21/15 and 1/19/16;
2. The petitioner shall satisfactorily address all comments noted with the Inter-Departmental Review Committee Report;
3. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the building expansion and site modification are not constructed and operating by said date, this relief shall be deemed null and void;
4. The freestanding sign on must be completely enclosed within the airspace of the petitioner's property and shall not project into the public right-of-way;
5. All lighting must conform to the Village's photometric standards;

Ordinance No. 7186

Re: PC 16-02

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6. All other conditions of approval as set forth in Ordinances 4021, 4022, and 5594 not amended by this petition shall remain in full force and effect;
7. The colored banding around the exterior of the canopy shall not be illuminated; and
8. There shall be no canopy signage placed on the south elevation of the canopy.

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 ____, 2016.

First reading waived by action of the Board of Trustees this 4th day of February, 2016.

Passed on second reading this 4th day of February, 2016.

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

Nays: None

Absent: None


Approved this 4th day of February, 2016.


Keith T. Giagnorio
Village President

ATTEST:


Sharon Kuderna
Village Clerk

Published by me in pamphlet form on this 5th day of February, 2016.


Sharon Kuderna
Village Clerk