

ORDINANCE 7114

PAMPHLET

PC 15-22: 18 W. ST. CHARLES ROAD



PUBLISHED IN PAMPHLET FORM THIS 4th DAY OF SEPTEMBER, 2015, BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

A handwritten signature in black ink that reads "Sharon Kuderna". The signature is written in a cursive style and is positioned above the printed name and title.

Sharon Kuderna
Village Clerk

ORDINANCE NO. 7114

AN ORDINANCE GRANTING APPROVAL OF A CONDITIONAL USE TO ESTABLISH THE SUBJECT PROPERTY AS A PLANNED DEVELOPMENT WITH A COMPANION DEVIATION FOR A PROJECTING SIGN TO PROJECT MORE THAN FOUR FEET FROM THE SUPPORTING WALL LOCATED IN THE B5 ZONING DISTRICT

(PC 15-22: MKT Restaurant, 18 W. St. Charles Rd)

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 B5 Central Business District; and,

WHEREAS, an application requests approval for a conditional use for a planned development for the subject properties located within the B5 Central Business District, and a deviation from Section 153.228(E) to allow for a projecting sign to project more than four feet from the supporting wall located in the B5 Central Business District; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on August 17, 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 155.502(F)(3) of the Zoning Ordinance to establish the subject property as a Planned Development; and

SECTION 2: That a deviation is hereby granted from Section 153.228(E) for a projecting sign to project more than four feet from the supporting wall; and

SECTION 3: This ordinance is limited and restricted to the property generally located at 18 W. St. Charles Road, Lombard, Illinois, and legally described as follows:

PARCEL 1:

THE WESTERLY 48.12 FEET (AS MEASURED ALONG ST. CHARLES ROAD) OF LOT 5 IN BLOCK 11 IN THE TOWN OF "LOMBARD", BEING A SUBDIVISION IN SECTION 5, 6, 7, 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE FULLY DESCRIBED BY COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 5; THENCE SOUTHERLY ON THE WESTERLY LINE OF LOT 5, 165.01 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 5, WHICH IS THE NORTHERLY LINE OF ST. CHARLES ROAD, 48.12 TO A POINT IN THE NORTHERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 5, 160.40 FEET TO A POINT IN THE NORTHERLY LINE OF LOT 5; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 5, 47.88 FEET TO THE PLACE OF THE BEGINNING, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1868, AS DOCUMENT 9483 IN DUPAGE COUNTY, ILLINOIS.

PIN 06-07-206-040

PARCEL 2:

A STRIP OF LAND 33.0 FEET IN WIDTH LYING NORTHERLY OF AND ADJOINING BETWEEN THE EASTERLY AND WESTERLY LINES EXTENDED NORTHERLY OF THAT PART OF LOT 5 IN BLOCK 11, AFORESAID, IN DUPAGE COUNTY, ILLINOIS.

PIN 06-07-206-039

SECTION 4: The deviations set forth in SECTION 2 above shall be granted subject to compliance with the following conditions:

1. Any future signs, including this sign, involving the subject property shall apply for and receive a building permit. Said permit shall be accordance with the sign plan prepared by Grate Signs, with a revision date of June 30, 2015, and made a part of this petition.
2. The white roofing/awning structure must remain on the building while the projecting sign is in place.
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.

4. Insurance will be provided per Code, as well as a hold harmless agreement.

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 3rd day of September, 2015.


Passed on second reading this 3rd day of September, 2015.

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

Nays: None

Absent: None


Approved this 3rd day of September, 2015.


Keith T. Giagnorio
Village President

ATTEST:


Sharon Kuderna
Village Clerk

Published by me in pamphlet form on this 4th day of September, 2015.


Sharon Kuderna
Village Clerk