

**FRED BUCHOLZ**  
DUPAGE COUNTY RECORDER  
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OTHER 06-07-219-005  
009 PAGES R2009-116707

**ORDINANCE 6345**

**AMENDING ORDINANCE 5802 TO ALLOW FOR  
MODIFICATIONS TO THE APPROVED SIGNAGE PLAN**

**PIN: 06-07-219-005 and 06-07-219-006**

**Address: 300-312 S. Main Street, Lombard, IL**

*60148*

**Return To:**

*prepared by*

**Village of Lombard  
255 E. Wilson Avenue  
Lombard, IL 60148**

**ORDINANCE NO. 6345**

**AN ORDINANCE AMENDING ORDINANCE 5802 TO ALLOW FOR  
MODIFICATIONS TO THE APPROVED SIGNAGE PLAN**

(PC 09-05; 300-312 South Main Street)  
(Prairie Path Villas)

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 as defined below is zoned B5APD Central Business District Planned Development; and,

WHEREAS, an application has been filed requesting approval of an amendment to the conditional use for the Prairie Path Villas Planned Development, as established by Ordinance 5802, to allow for modifications to the approved signage plan;

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on April 20, 2009 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending denial of the zoning actions described herein, subject to conditions; and,

WHEREAS, at the Village Board meeting of May 7, 2009, the President and Board of Trustees remanded the petition back to the Plan Commission to consider additional information; and

WHEREAS, the Plan Commission, at its meeting of June 8, 2009, considered the additional testimony and materials relative to the remand from the Village Board; and

WHEREAS, in consideration of this additional information, the Plan Commission has forwarded its findings with a recommendation for approval to the Board of Trustees; and,

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions 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 following amendment to the conditional use for a planned development as set forth below are hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3:

Pursuant to Section 155.504(A) of the Lombard Zoning Ordinance (major changes to a planned development), amend the conditional use for the Prairie Path Villas Planned Development, as established by Ordinance 5802, to allow for modifications to the approved signage plan.

SECTION 2: That this Ordinance is limited and restricted to the properties located at 300-312 South Main Street , Lombard, Illinois and legally described as follows:

LOT 1 OF PRAIRIE PATH VILLAS RESUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 2008, AS DOCUMENT R2008-005083, IN DUPAGE COUNTY, ILLINOIS.

Parcel Numbers: 06-07-219-005 and 06-07-219-006; (the "Subject Property").

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. The sign shall be developed in substantial compliance with the plans attached as Exhibit "A" prepared by Olympic Signs dated 1/7/09, last revised 5/8/09, and in

conformance with the Exhibit "D" showing the more linear sign, except as they may be changed to meet Village Codes and the following conditions below.

2. All tenant signage associated with the Prairie Path Villas shall be subject to the following requirements:
  - a) Zoning- But for the two deviations granted by Ordinance 5802, wall signs installed on the exterior elevations of the Prairie Path Villas Planned Development shall meet the requirements of the Sign Ordinance and the additional provisions below.
  - b) Location- All signage shall either be located in areas identified and originally approved as part of the Prairie Path Villas Planned Development and identified as sign area #1 and/or located in sign area #2, as identified on Exhibit C. Signage located in sign area #2 shall be located at the lowest point of the approved area and shall not exceed 3 feet in height.
  - c) Number of Signs Per Tenant Space- Signage for a single tenant space who have the option of placing a sign in either area #1 or area #2 shall only be allowed one (1) sign as a matter of right.
  - d) Style and Color - Signage located in sign area #1 shall be of a channel lettering design and/or associated with canopy signage. Signage located in area #2 can be either channel lettering or cabinet style. Any cabinet style sign shall have a black background with white lettering, however additional colors may be permitted provided that they do not exceed 25% of the proposed sign area.

SECTION 4: This Ordinance, upon approval, shall be recorded by the Village with the Office of County Recorder.

SECTION 5: 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 \_\_\_\_\_, 2009.

Ordinance No.6345  
Re: PC 09-05  
Page 4

First reading waived by action of the Board of Trustees this 18<sup>th</sup> day of June, 2009.

Passed on second reading this 18<sup>th</sup> day of June, 2009, pursuant to a roll call vote as follows:

Ayes: Trustees Gron, Tross, Wilson, Moreau, Fitzpatrick and Ware

Nays: None

Absent: None

Approved by me this 18<sup>th</sup> day of June, 2009.

  
William J. Mueller, Village President

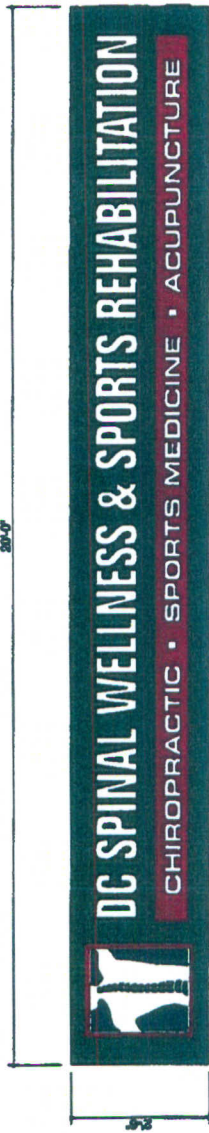
ATTEST:

  
Brigitte O'Brien, Village Clerk

Published in pamphlet from this 19<sup>th</sup> day of June, 2009.

  
Brigitte O'Brien, Village Clerk

20" H

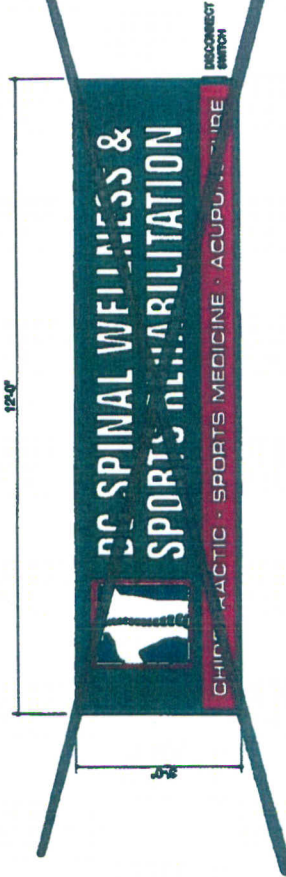


DISCONNECT SWITCH

8" W x 12" H, A.A. ILLUMINATED DISPLAY 1/2" x 1-1/2"

ALUMINUM CABINET & RETAINERS, BLACK PAINTED FINISH, WHITE LEVAM FACE W/ #2280-S RED, #2280-167 COBALT BLUE, & BLACK VINYL APPLIED GRAPHICS.

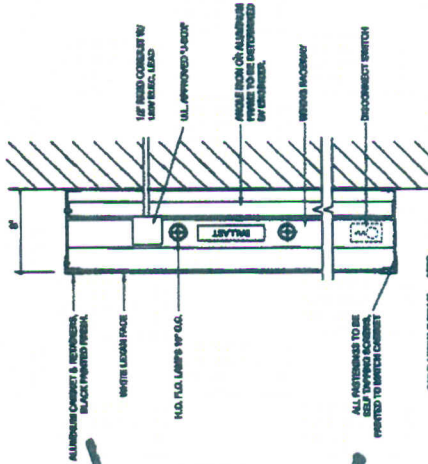
12" W



DISCONNECT SWITCH

8" W x 12" H, A.A. ILLUMINATED DISPLAY 1/2" x 1-1/2"

ALUMINUM CABINET & RETAINERS, BLACK PAINTED FINISH, WHITE LEVAM FACE W/ #2280-S RED, #2280-167 COBALT BLUE, & BLACK VINYL APPLIED GRAPHICS.



DISCONNECT SWITCH

Customer's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Job#: 06-3761  
1-7-09  
REV. 6-9-08

Drawn by  
JOHN W

DC Spinal Wellness &  
Sports Rehabilitation  
Lombard, IL

account representative  
E MYER

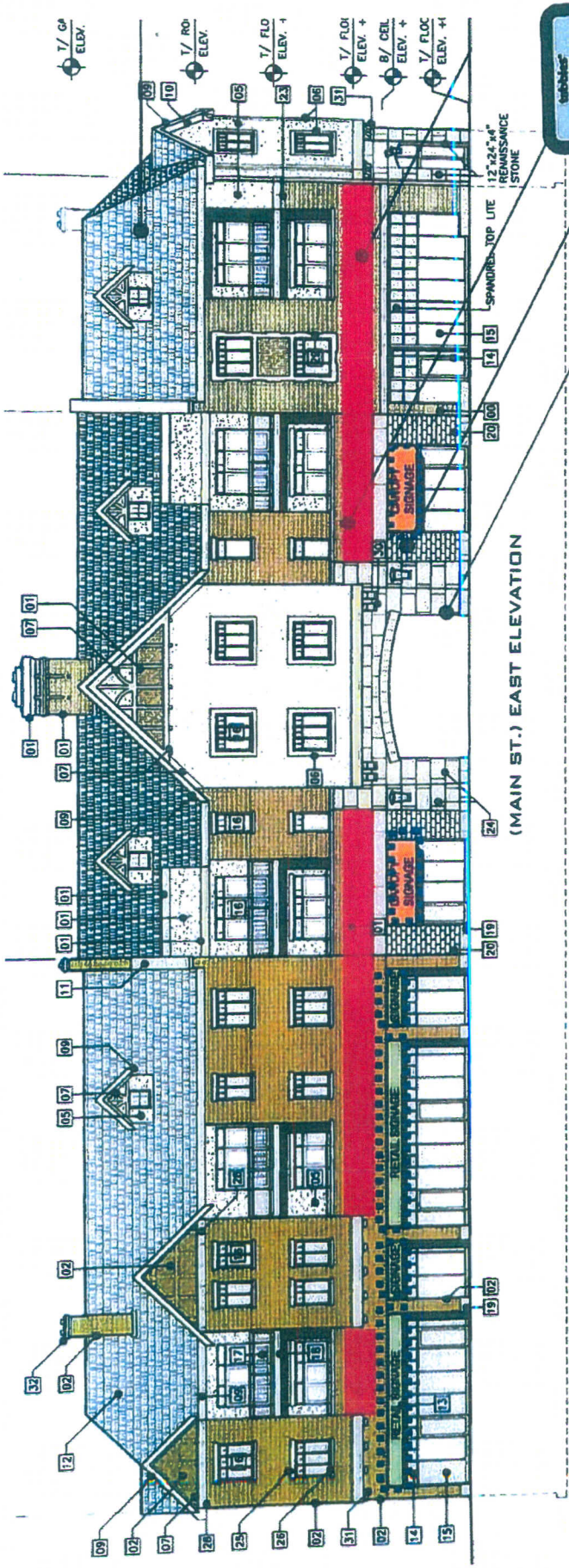
**OLYMPIC SIGNS**

WWW.OLYSIGNS.COM

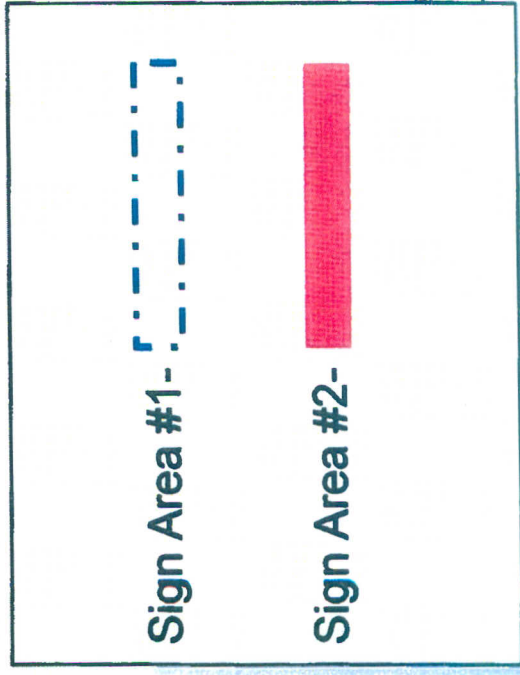
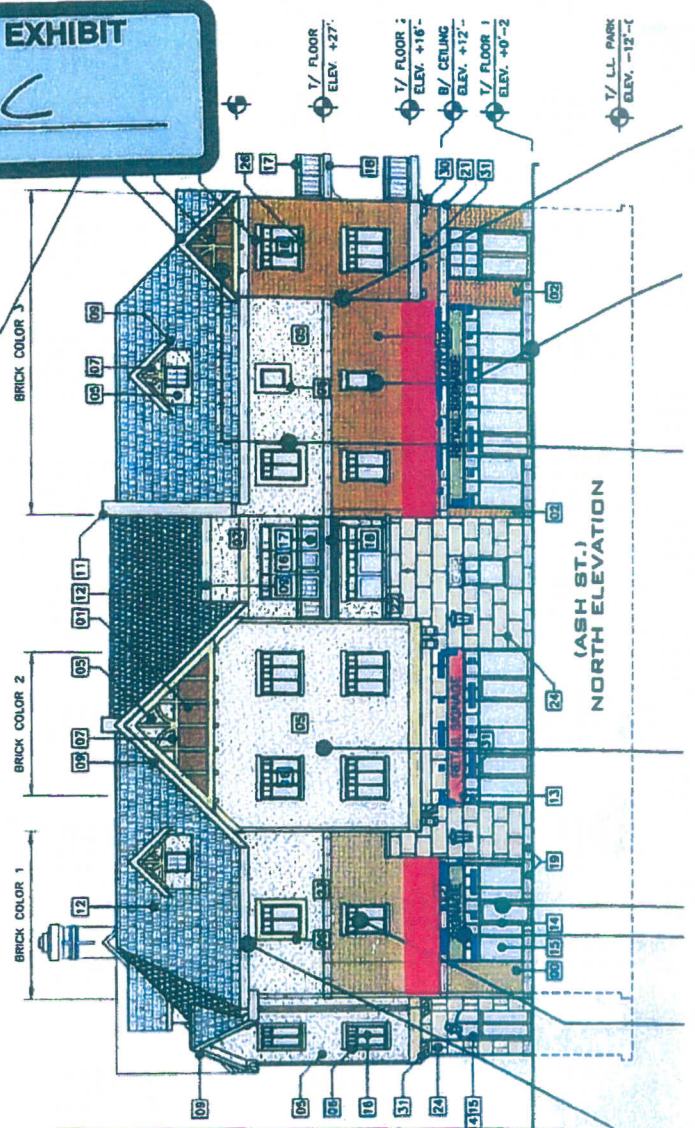
TEL: 630.424.6100 FAX: 630.424.6120

OLYMPIC SIGNS is a leading manufacturer of illuminated signs and graphics for businesses and organizations. We offer a wide variety of sign options to meet your needs. Our experienced staff will help you choose the right sign for your business and provide professional installation services. We are committed to providing high-quality products and excellent customer service.

page 1 of 1



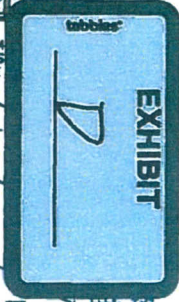
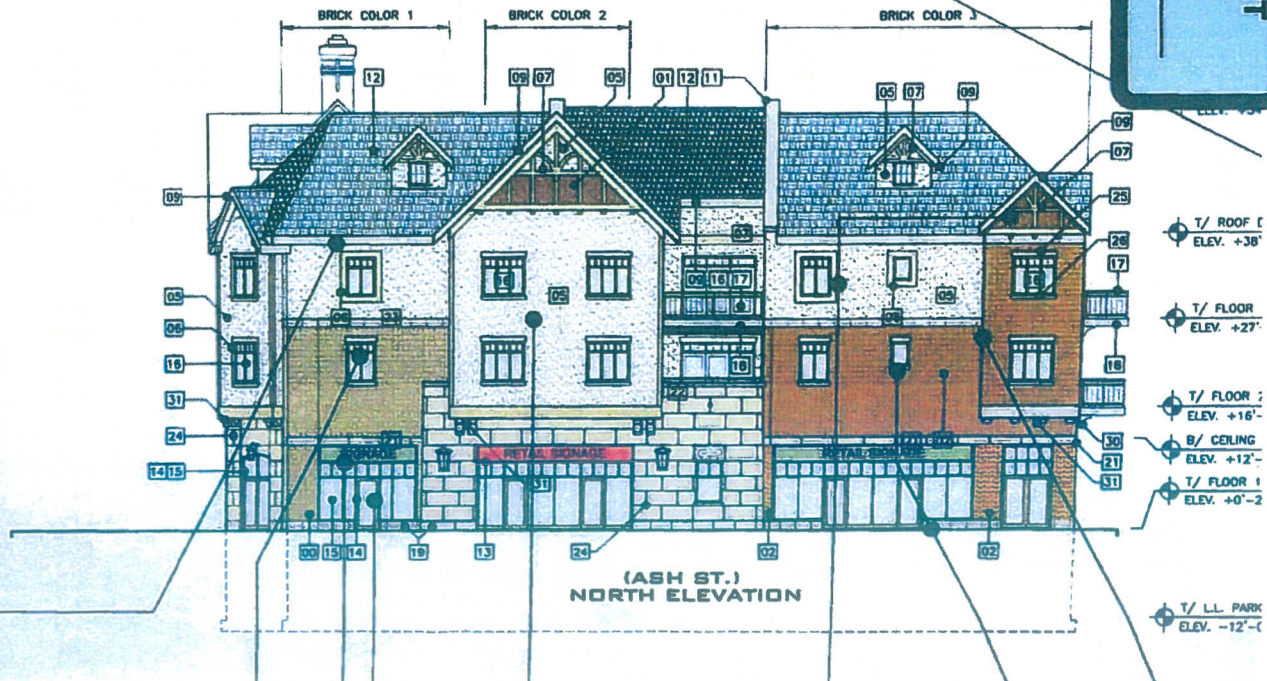
(MAIN ST.) EAST ELEVATION





**EXTERIOR MATERIALS LEGEND:** (width x height = thickness)

00. STANDARD MODULAR BRICK, COLOR 1 (8"x2.3"x4")
01. STANDARD MODULAR BRICK, COLOR 2 (8"x2.3"x4")
02. STANDARD MODULAR BRICK, COLOR 3 (8"x2.3"x4")
03. UTILITY BRICK, COLOR 1 (12"x4"x4")
04. UTILITY BRICK, COLOR 2 (12"x4"x4")
05. TRADITIONAL STUCCO SYSTEM (1")
06. COMPOSITE WOOD WINDOW/DOOR TRIM (10")
07. COMPOSITE WOOD CABLE TRUSSING TRIM (VARIOUS "
08. PREFINISHED METAL GUTTER & DOWNSPOUT- AGED COPPER PATINA
09. PREFINISHED ALUMINUM FASCIA CLADDING, COLOR 1 (12")
10. PREFINISHED ALUMINUM VENTED SOFFIT, COLOR 1
11. PREFINISHED ALUMINUM PARAPET COPING, COLOR 1 (6")
12. ARCHITECTURAL ASPHALT SHINGLE- SLATE TEXTURE
13. FABRIC RETAIL SIGNAGE CANOPY-- 45° & 90° SLOPES
14. ALUM. STOREFRONT FRAME SYSTEM, THERMAL-BREAK, COLOR 1 (2")
15. DOUBLE-PANE STOREFRONT GLAZING UNIT, LOW E, COLOR 1 (1")
16. DOUBLE-PANE RESIDENTIAL WINDOW/DOOR UNIT, COLOR 2
17. ARCHITECTURAL METAL BALCONY GUARDRAIL SYSTEM, COLOR 1
18. ARCHITECTURAL METAL BALCONY FLOOR EDGE CHANNEL, COLOR 1
19. RENAISSANCE STONE BASE COURSE/CORNER 2 (24"x16"x5")
20. RENAISSANCE STONE BLOCK (16"x8"x5")
21. RENAISSANCE STONE BELT COURSE (24"x24"x5") OR (24"x12"x5")
22. RENAISSANCE STONE BELT TRIM 1 (24"x8"x5")
23. RENAISSANCE STONE BELT TRIM 2 (24"x12"x5" & 16")
24. RENAISSANCE STONE SMOOTH FACE PANEL (36"x24"x4")
25. RENAISSANCE STONE WINDOW/DOOR LITE (48"x8"x4")
26. RENAISSANCE STONE WINDOW SILL (48"x4"x4")
27. RENAISSANCE STONE CORNICE 1 (24"x8"x4")
28. RENAISSANCE STONE HEADER TRIM (36"x14"x5")
29. RENAISSANCE STONE WINDOW SURROUND QUON (36"x10"x8"x4")
30. CAST STONE BALCONY BRACKET (24"x20"x8")
31. CAST STONE SHALLOW BRACKET (4"x8"x12")
32. CAST STONE CHIMNEY CAP (VARIOUS "







I, **Barbara A. Johnson**, 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 6345

AMENDING ORDINANCE 5802 TO ALLOW FOR  
MODIFICATIONS TO THE APPROVED SIGNAGE  
PLAN

PIN: 06-07-219-005 and 06-07-219-006

Address: 300-312 S. MAIN STREET,  
LOMBARD, IL

of the said Village as it appears from the official records of said Village duly approved this 18<sup>th</sup> day of June, 2009.

**In Witness Whereof**, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 1<sup>st</sup> day of July, 2009.

Barbara A. Johnson  
Deputy Village Clerk  
Village of Lombard  
DuPage County, Illinois