

ORDINANCE # 31-2001

**AUTHORIZING DOMINICK'S FRESH STORE
NORTHEAST CORNER, INTERSECTION OF GRAND AND YORK
VILLAGE OF BENSENVILLE
MAJOR AMENDMENT TO THE PLANNED UNIT DEVELOPMENT (PUD)
SITE SIGNAGE
(CDC CASE #031201-02)**

BE IT ORDAINED by the President and Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois, as follows:

WHEREAS, Dominick's Finer Foods is located in the Brentwood Commons shopping center located in the northeast quadrant of the intersection of Grand Avenue and York Road, with access to Grand Avenue and York Road, and

WHEREAS, the site is C-2 Highway Commercial with a conditional use for Planned Unit Development (PUD), and

WHEREAS, the store owner wishes to reconstruct the store as a larger store, known as Dominick's Fresh Store, and to do so requires a major amendment to the PUD as per Title 10, Section 10-6, of the Village Code, and

WHEREAS, said major amendment to the PUD was approved under Ordinance #20-2001 with the condition that "Site signage be in accordance with the Sign Code or brought to the Community Development Commission for review," and

WHEREAS, the Community Development Commission, on April 30, 2001, reviewed the site signage and recommended approval, and

WHEREAS, the proposed signage does not change the general design intent of the PUD. In addition, the proposed signage is judged to be of high quality, and

WHEREAS, the proposed signage is judged to meet the requirements for planned unit developments as set forth in Title 10, Section 10, of the Village Code, and

WHEREAS, the proposed signage is consistent with the Village's Comprehensive Plan and the

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original intent of the PUD, and

WHEREAS, the proposed signage will not be detrimental to the public welfare, and

WHEREAS, the proposed signage will be consistent with the existing use, which is compatible with the properties in the vicinity, and

WHEREAS, the proposed signage will not hinder the safe and efficient circulation of automobiles, trucks, bicycles, pedestrians, fire trucks, garbage trucks or snow plows, and

WHEREAS, the proposed signage will not be detrimental to the quality of the existing open spaces on the site.

BE IT ORDAINED by the President and Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois, as follows:

SECTION ONE: The recitals contained in the preambles to this ordinance are true, correct and complete and are incorporated into this ordinance by this reference.

SECTION TWO: That the subject property is legally described as follows:

THAT PART OF LOT 271 IN BRENTWOOD TERRACE DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 271, FOR A PLACE OF BEGINNING; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 271 A DISTANCE OF 740.0 FEET TO THE SOUTHEAST CORNER OF CANTRELL BROTHERS RESUBDIVISION IN THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WESTERLY ALONG THE MOST SOUTHERLY LINE OF SAID CANTRELL BROTHERS RESUBDIVISION AND SAID SOUTHERLY LINE EXTENDED FOR A DISTANCE OF 579.8 FEET TO A POINT IN THE WEST LINE OF SAID LOT 271, SAID POINT BEING 620.0 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 271; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 271 FOR A DISTANCE OF 634.2 FEET; THENCE EASTERLY ALONG A LINE PARALLEL TO THE NORTH LINE OF GRAND AVENUE 150.00 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EAST LINE OF YORK ROAD 150.0 FEET; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 271, A DISTANCE OF 484.0 FEET TO THE POINT OF BEGINNING IN BRENTWOOD TERRACE, BEING A SUBDIVISION OF PART OF THE SOUTH ½ OF SECTION 24 AND THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 10, 1956, AS DOCUMENT 823155 AND CERTIFICATES OF CORRECTION FILED DECEMBER 14, 1956, AS DOCUMENT 826909 AND SEPTEMBER 12, 1957, AS DOCUMENT 856155, IN DUPAGE COUNTY, ILLINOIS

Common Address: Addresses in the Brentwood Commons shopping center range from 1047 to 1145 South York Road. The address for the existing Dominick's store is 1145 South York Road. The property is in the northeast quadrant of the intersection of Grand Avenue and

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York Road, Bensenville, Illinois 60106.

SECTION THREE: That the proposed site signage is hereby approved as part of the major amendment to the planned unit development to allow the expansion of the Dominick's store and the improvement of the parking facilities.

Sign Plan: The signs will be constructed in accordance with the plans prepared by Doyle General Sign Contractors, dated March 14, 2001, most recent revision date April 18, 2001, and attached.

Conditions: The two proposed free-standing signs will be located no less than five feet from the lot lines.

SECTION FOUR: This ordinance amends Ordinance #20-2001. Except as amended hereby, Ordinance #20-2001 is hereby confirmed and shall continue in full force and effect.

SECTION FIVE: All ordinances in conflict herewith are repealed to the extent of said conflict.

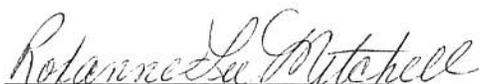
This ordinance is in full force and effect from and after passage and publication according to law.

PASSED AND APPROVED by the President and Board of Trustees at the Village of Bensenville, this 5th day of June, 2001.



John C. Geils
Village President

ATTEST:


Roxanne L. Mitchell
Village Clerk

AYES: Basso, Cairra, Kervin, Tralewski, Walberg

NAYS: None

ABSENT: Mandziara

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