

ORDINANCE NO. 1860-17

**AN ORDINANCE GRANTING VARIANCES FOR
345 PARK BLVD. (AMERICAN ACADEMY OF PEDIATRICS)**

WHEREAS, Parvin-Clauss Sign Co., on behalf of American Academy of Pediatrics, property owner, (hereinafter “Petitioner”) has filed a petition for variance from Sections 13.03(4) and 13.03(4)(b) of the Itasca Zoning Ordinance for 345 Park Blvd., Itasca, Illinois (hereinafter referred to as the “Subject Property”), which is located in the Village’s ROC – Regional Office Center District; and

WHEREAS, Petitioner seeks a variance in order to allow a two walls signs and three ground signs for a total of 1,246 square feet; and

WHEREAS, Petitioner has submitted an application for the variance, attached hereto as Exhibit A; and

WHEREAS, a public hearing was held by the Itasca Plan Commission on August 16, 2017, and September 20, 2017, pursuant to public notice as required by law, with respect to Petitioner’s application; and

WHEREAS, the Itasca Plan Commission voted to recommend that the Village authorities approve the requested variances from Sections 13.03(4) and 13.03(4)(b) of the Itasca Zoning Ordinance to allow two wall signs and three ground signs for a total of 1,244 square feet, subject to the following conditions:

1. Permit documents must be in substantial compliance with the Plan Commission and Village Board submittals.
2. The project must comply with all Village Ordinances and Building Codes.
3. The variance will become void if the permit has not been applied for within one year following the date of Village Board approval.
4. The variance is specific to PC 17-006 at 345 Park Blvd. only and not transferable to subsequent building occupants.

WHEREAS, the Plan Commission made the following findings of fact with respect to the recommended variance:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.
2. The plight of the owner is due to unique circumstances.
3. The variation, if granted, will not alter the essential character of the locality.

NOW, THEREFORE, BE IT ORDAINED by the Village President and Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: The corporate authorities hereby make the following findings of fact:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.
2. The plight of the owner is due to unique circumstances.
3. The variation, if granted, will not alter the essential character of the locality.

SECTION TWO: The corporate authorities hereby grant variances from Sections 13.03(4) and 13.03(4)(b) of the Itasca Zoning Ordinance to allow two wall signs and three ground signs for a total of 1,246 square feet, subject to the following conditions:

1. Permit documents must be in substantial compliance with the Plan Commission and Village Board submittals.
2. The project must comply with all Village Ordinances and Building Codes.
3. The variance will become void if the permit has not been applied for within one year following the date of Village Board approval.
4. The variance is specific to PC 17-006 at 345 Park Blvd. only and not transferable to subsequent building occupants.

SECTION THREE: All other aspects of the Subject Property are to be in compliance with all Village ordinances, including, but not limited to, the Itasca Zoning Ordinance, unless otherwise modified by ordinance.

SECTION FOUR: SEVERABILITY. The various provisions of this Ordinance are to be considered as severable, and, if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION FIVE: REPEAL OF PRIOR ORDINANCES. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION SIX: EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

APPROVED and ADOPTED by the Village President and Board of Trustees of the
Village of Itasca this ____ day of October, 2017.

APPROVED:

Village President Jeffery J. Pruyne

ATTEST:

Village Clerk Jody Conidi