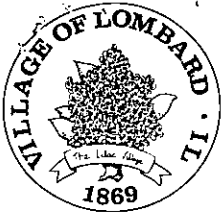


WTL  
10/25/07



**MEMORANDUM**

**TO:** William T. Lichter  
Village Manager

**FROM:** David A. Hulseberg, AICP *DAH*  
Assistant Village Manager/Director of Community Development

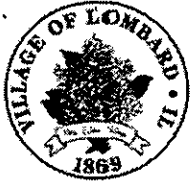
**DATE:** November 1, 2007

**SUBJECT:** **PC 07-03: 19W471 Roosevelt Road and 351 E. Roosevelt Road (Lombard Crossing) – Request for Continuance**

At the October 4, 2007 meeting, the President Board of Trustees continued the first reading of all actions associated with PC 07-03 to the November 1, 2007 meeting to allow staff time to work with the petitioner to finalize the Annexation Agreement. Staff is requesting that all actions associated with PC 07-03 be continued to the December 6, 2007 meeting so that these items may be addressed.

**RECOMMENDATION:**

The President and Board of Trustees make a motion to **continue** the first reading of the all actions associated with PC 07-03 to the December 6, 2007 Village Board Meeting.



# Village of Lombard Master Report

Village Hall  
255 East Wilson Ave.  
Lombard, IL 60148  
villageoflombard.org

**File Number: 070521**

**File Number:** 070521

**File Type:** A Public Hearing

**Status:** On Consent  
Agenda

**Version:** 0

**Reference:**

**Controlling Body:** Village Board of  
Trustees

**Requester:** Community  
Development  
Department

**Cost:**

**Introduced:** 08/28/2007

**File Name:** PC 07-03: 19W471 Roosevelt Road and 351 E.  
Roosevelt Road

**Final Action:**

**Title:** PC 07-03: 19W471 Roosevelt Road and 351 E. Roosevelt Road (Request to  
Continue to October 4, 2007)  
A Public Hearing relative to a proposed Annexation Agreement for the properties located  
at 19W471 Roosevelt Road and 351 Roosevelt Road. (UNINCORPORATED and  
DISTRICT #6)

**Notes:**

**Code Sections:**

**Agenda Date:**

**Indexes:**

**Agenda Number:**

**Sponsors:**

**Enactment Date:**

**Attachments:** BOT PUBLIC NOTICE 07-03.doc,  
ANNEXYORKTWNShp.doc, FIREPROT  
Notification.doc, Notice of Annexation 19W471 and  
351 E. Roosevelt0001.pdf, Notice of Annexation York  
Center0001.pdf

**Enactment Number:**

## History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
0	Village Board of Trustees	09/06/2007	continued				Pass

**I Call to Order and Pledge of Allegiance**

**II Roll Call**

**Present:** Village President William J. Mueller, Village Clerk Brigitte O'Brien, Trustee Greg Gron, Trustee Richard J. Tross, Trustee Jack O'Brien, Trustee Dana Moreau, Trustee Laura Fitzpatrick and Trustee Rick Soderstrom

**III Public Hearings**

070521  
070507

**PC 07-03: 19W471 Roosevelt Road and 351 E. Roosevelt Road (Request to Continue to October 4, 2007)**

A Public Hearing relative to a proposed Annexation Agreement for the properties located at 19W471 Roosevelt Road and 351 Roosevelt Road. (UNINCORPORATED and DISTRICT #6)

**It was moved by Trustee Fitzpatrick, seconded by Trustee Gron, that this matter be continued to the October 4, 2007 Regular Village Board Meeting. The motion carried by the following vote:**

**Aye:** 6 - Gron, Tross, O'Brien, Moreau, Fitzpatrick and Soderstrom

**PC 07-28: 1420 S. Meyers Road (Request to Continue to October 4, 2007)**

A Public Hearing relative to a proposed Annexation Agreement for the property located at 1420 S. Meyers Road. (UNINCORPORATED)

**It was moved by Trustee Soderstrom, seconded by Trustee Moreau, that this matter be continued to the October 4, 2007 Regular Village Board Meeting. The motion carried by the following vote:**

**Aye:** 6 - Gron, Tross, O'Brien, Moreau, Fitzpatrick and Soderstrom

**IV Public Participation**

**Swearing-in Ceremony - Battalion Chief Ronald Rakosnik**

**Medal of Character Excellence Award**

Request to nominate the Glenn Westlake Student Body for the Medal of Character Excellence Award.

**Medal of Character Excellence Award**

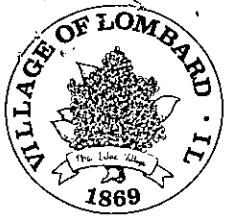
Request to nominate Jason Brichta for the Medal of Character Excellence Award.

**Proclamation - Chamber of Commerce Week**

**Proclamation - Knights of Columbus Week**

**Proclamation - National Alcohol and Drug Addiction Recovery Month**

**Proclamation - Save A Life Month**



WDL  
8/29/07

## MEMORANDUM

**TO:** William T. Lichter, Village Manager

**FROM:** David A. Hulseberg, AICP, Director of Community Development

**DATE:** September 6, 2007

**SUBJECT:** PC 07-03: 19W471 Roosevelt Road and 351 E. Roosevelt Road (Lombard Crossing)

The above mentioned petition was advertised and scheduled for a first reading at the September 6, 2007. Staff is requesting that all actions associated with PC 07-03 be continued to the October 4, 2007 Village Board meeting for consideration. The continuance is requested to allow staff time to work with the petitioner to finalize the annexation agreement.

### RECOMMENDATION:

The President and Board of Trustees make a motion to **continue** the first reading of the all actions associated with PC 07-03 to the October 4, 2007 Village Board Meeting.

#070521

## NOTICE OF PUBLIC HEARING

The Village of Lombard Board of Trustees hereby provides notice that a public hearing will be conducted to consider a proposed Annexation Agreement for the following petition:

Centrum Lombard, LLC requests approval of an Annexation Agreement with the Village of Lombard.

The petition is referred to as PC 07-03. The property is located at 19W471 Roosevelt Road and 351 E. Roosevelt Road, Lombard, Illinois, and is legally described as:

**Parcel 1**

Highland Lanes Subdivision (except the South 150 feet thereof and except the West 134.5 feet) in the Northwest Quarter of Section 20, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded April 25, 1958 as Document 877665, DuPage County Illinois.

**Parcel 2**

The West 134.5 feet of Highland Lanes Subdivision (except the South 150 feet thereof) in the Northwest Quarter of Section 20, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded April 25, 1958 as Document 877665 in DuPage County, Illinois.

The public hearing to consider this petition is scheduled for:

Date: Thursday, September 6, 2007

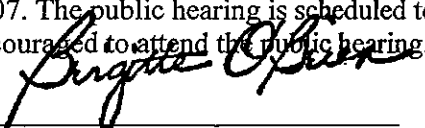
Time: 7:30 P.M.

Location: Lombard Village Hall  
255 E. Wilson Avenue  
Lombard, IL 60148

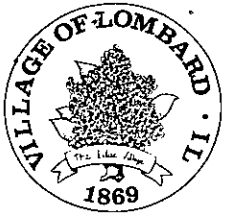
For more information, please visit or call the:

Department of Community Development  
255 East Wilson Avenue  
Lombard, Illinois 60148  
630 620-5749 (TDD No. 630 620-5811)


All persons desiring to comment on the proposed request will be given an opportunity to do so at the public hearing. Written statements are encouraged and will be distributed to the Village Board and the petitioner if received at the Village Hall, 255 East Wilson Avenue, Lombard, IL, on or before August 28, 2007. The public hearing is scheduled to be televised live via Cable Channel 6. Interested parties are also encouraged to attend the public hearing.

  
\_\_\_\_\_  
Brigitte O'Brien  
Village Clerk

Case Number: PC 07-03  
Parcel Number: 06-20-106-050 and -051



**MEMO TO** : The Honorable President  
and Board of Trustees

**FROM** : William T. Lichter   
Village Manager

**DATE** : October 23, 2007

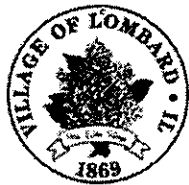
**SUBJECT** : **Agenda Item(s) Previously Distributed**

**PUBLIC HEARINGS**

070521 – PC 07-03: 19W471 Roosevelt Road and 351 E. Roosevelt Road (Continued from  
October 4, 2007)

This information was previously distributed in your packets for the October 4, 2007 Village  
Board meeting. If you need an additional copy of the information, please contact Carol.

/cb



# Village of Lombard

## Master Report

Village Hall  
255 East Wilson Ave.  
Lombard, IL 60148  
villageoflombard.org

File Number: 070507

File Number: 070507

File Type: Ordinance on First Reading    Status: On Consent Agenda

Version: 0

Reference:

Controlling Body: Village Board of Trustees

Requester: Community  
Development  
Department

Cost:

Introduced: 08/15/2007

File Name: PC 07-03: 19W471 Roosevelt Road and 351 E.  
Roosevelt Road

Final Action:

**Title: PC 07-03: 19W471 Roosevelt Road and 351 E. Roosevelt Road (Lombard Crossing)**

Requests that the Village take the following actions on the subject property:

- A. Approve an annexation agreement.
- B. Annex the portion of the subject property not currently within the Village of Lombard.
- C. Approve a map amendment rezoning the entire property to the B4 Corridor Commercial District.
- D. Approve a conditional use for a planned development, with the following companion conditional uses, deviations and variations, as follows:
  1. For Lot 1 (Parcel A) of the proposed resubdivision, approve:
    - a. A conditional use pursuant to Section 155.414 (C)(7) of the Zoning Ordinance for a drive-through facility;
    - b. A deviation from Section 153.505 (B)(19)(a)(2) of the Sign Ordinance to allow for more than one wall sign per street frontage;
    - c. A deviation from Section 155.414 (D) of the Zoning Ordinance to reduce the minimum lot area from 40,000 square feet to 36,549 square feet;
    - d. A deviation from Section 155.414 (E) of the Zoning Ordinance to reduce the minimum lot width from 150 feet to 137.54 feet.
  2. For Lot 2 (Parcel B) of the proposed resubdivision, approve a deviation from Section 155.414 (F) of the Zoning Ordinance reducing the required east interior side yard from ten feet (10') to two feet (2').
  3. For Lot 3 (Parcel C) of the proposed resubdivision, approve:
    - a. A conditional use pursuant to Section 155.414 (C)(7) of the Zoning Ordinance for a drive-through facility;
    - b. A deviation from Section 153.505 (B)(19)(a)(2) of the Sign Ordinance to allow for more than one wall sign per street frontage;
    - c. A deviation from Section 155.414 (D) of the Zoning Ordinance to reduce the minimum lot area from 40,000 square feet to 30,799 square feet;
    - d. A deviation from Section 155.414 (E) of the Zoning Ordinance to reduce the minimum lot width from 150 feet to 121.03 feet.
  4. For Lot 4 (Parcel D) of the proposed resubdivision, approve:
    - a. A deviation from Section 154.506 (D) of the Subdivision and Development Ordinance to allow for a lot without public street frontage;
    - b. A planned development use exception for a storage center in the B4 District; and
    - c. A variation from Section 155.508 (B)(3) of the Zoning Ordinance pertaining to the Standards for Planned Developments with Use Exceptions to allow a use exception to exceed 40% of the total floor area for the overall planned development.
  5. For Lot 5 (Parcel E) of the proposed resubdivision, approve:
    - a. A deviation from Section 154.506 (D) of the Subdivision and Development

Ordinance to allow a lot without public street frontage;

- b. A deviation from Section 154.507 (D) of the Subdivision and Development Ordinance requiring an outlot to have at least thirty feet (30') of frontage along a public street;
- c. A deviation from Section 155.414 (D) of the Zoning Ordinance to reduce the minimum lot area from 40,000 square feet to 20,203 square feet for a detention outlot; and
- d. A deviation from Section 155.414 (E) of the Zoning Ordinance to reduce the minimum lot width from 150 feet to 138.17 feet for a detention outlot.

6. For each of the proposed lots, grant a variation from Sections 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking.

7. Approve the following Sign Ordinance deviations:

- a. A deviation from Section 153.505 (B)(6)(e) to allow for more than one freestanding sign on a property;
- b. A deviation from Section 153.235 (A) to allow for more than one shopping center sign; and
- c. A deviation from Section 153.235 (E) to allow for shopping center signs to be located closer than 250 feet from each other.
- d. A deviation from Section 153.234 (F) of the Lombard Sign Ordinance to allow for free-standing signs to be located closer than seventy-five feet (75') from the center line of the adjacent right-of-way; and

8. Approve a preliminary major plat of resubdivision. (UNINCORPORATED & DISTRICT #6)

**Notes:**

**Code Sections:**

**Agenda Date:** 09/06/2007

**Indexes:**

**Agenda Number:**

**Sponsors:**

**Enactment Date:**

**Attachments:** apoletter 07-03.doc, PUBLIC NOTICE 07-03.doc, ReferralLetter 07-03.doc, Report 07-03.doc, WTL memo- continuance.doc, WTL referral memo.doc

**Enactment Number:**

**History of Legislative File**

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
0	Plan Commission	08/20/2007	Recommended for approval to the Corporate Authorities subject to the amended condition(s)				Pass
0	Village Board of Trustees	09/06/2007	continued				Pass