

ORDINANCE NO. 5171

**AN ORDINANCE GRANTING
A CONDITIONAL USE FOR A PLANNED DEVELOPMENT
IN A B3 COMMUNITY SHOPPING DISTRICT**

(PC 02-24; 800-810 E. Roosevelt Road)

(See also Ordinance 5172)

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 is zoned B3 Community Shopping District; and,

WHEREAS, an application has heretofore been filed requesting approval of a conditional use for a planned development in a B3 Community Shopping District

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on June 17, 2002 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 conditional use and variations 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 the ordinance is limited and restricted to the property generally located at 800-810 E. Roosevelt Road, Lombard, Illinois, and legally described as follows:

LOT 1 IN 800 E. ROOSEVELT ROAD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 1992 AS DOCUMENT NO. R92-211543, IN DUPAGE COUNTY, ILLINOIS.

Parcel No 06-17-406-047
(Hereinafter the "Subject Property").

SECTION 2: That a conditional use for a planned development is hereby granted for the Subject Property, subject to compliance with the following conditions:

1. All improvements shall substantially comply with the site plan prepared by Design +, Inc. Louisville, Kentucky, dated April 29, 2002.
2. Landscaping improvements shall substantially comply with the landscape plan submitted by Couture Landscape Construction, Lombard, IL. dated May 3, 2002 and amended July 2, 2002.
3. That the existing parking lot be improved to good working order as per Village codes and specifications prior to an occupancy permit being issued for 810 E. Roosevelt Road. Shall the existing building occupied by Frank's Nursery & Crafts be redeveloped or a new tenant occupy the building, the shopping center owner shall bring the entire parking lot into conformance with Village Code, subject to review by the Director of Community Development.
4. Further redevelopment of the Planned Development or reconstruction of the parking lot will be contingent on providing additional interior parking lot landscaping.
5. As indicated in the Zoning Ordinance, this conditional use shall be null and void unless it is substantially underway within one year from the date of granting thereof, and completed within 18 months thereof, unless extended by further action of the Village Board prior to the expiration of the ordinance approving the conditional use.

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SECTION 3: 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 _____, 2002.

First reading waived by action of the Board of Trustees this 18th day of July, 2002.


Passed on second reading this 18th day of July, 2002.

Ayes: Trustees DeStephano, Tross, Koenig, Sebby, Florey, Soderstrom

Nayes: None

Absent: None

Approved this 18th day of July, 2002.


William J. Mueller, Village President

ATTEST:


Suzan L. Kramer, Village Clerk