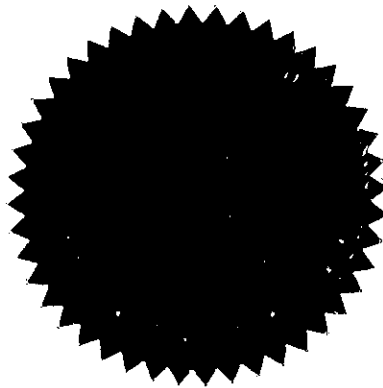


ORDINANCE 4786


PAMPHLET

FRONT OF PAMPHLET

GRANTING CONDITIONAL USES  
FOR 345 W. ROOSEVELT ROAD



PUBLISHED IN PAMPHLET FORM THIS 12th DAY OF April, 2000.  
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,  
DUPAGE COUNTY, ILLINOIS.

  
Lorraine G. Gerhardt  
Village Clerk

ORDINANCE NO. 4786

**AN ORDINANCE GRANTING A CONDITIONAL USE  
PURSUANT TO TITLE 15, CHAPTER 155, SECTION 208  
OF THE LOMBARD ZONING ORDINANCE**

(PC 00-02: 345 West Roosevelt Road, Lombard, Illinois)

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 B4 Corridor Commercial District; and,

WHEREAS, an application has been filed requesting approval of a Conditional Use to allow more than one (1) principal structure on one (1) lot-of-record on the property described in Section 2 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on January 17, 2000, 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 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 a Conditional Use is hereby granted for the property described in Section 2 below and pursuant to Title 15, Chapter 155, Section 208 of the Village of Lombard Zoning Ordinance so as to allow two (2) principal structures on one (1) lot-of-record.

SECTION 2: That this ordinance is limited and restricted to the property generally located at 345 West Roosevelt Road, Lombard, Illinois, and legally described as follows:

The north 700.00 feet of the west 770.00 feet, as measured on the west and north lines thereof, of the west ½ of the northeast ¼ of Section 19, Township 39 North, Range 11 east of the Third Principal Meridian, in DuPage County, Illinois.

Parcel Number: 06-19-200-010

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

- A. The site shall be developed in substantial compliance with the site plan, as shown on the Plat of Survey, prepared by National Survey Service, Inc., dated July 18, 1998, and last revised August 20, 1998, and the Building Elevations, prepared by Moses Associates Architects, dated December 19, 1998, and revised on January 5, 2000, with the following changes:
1. The parking layout for Kmart shall be reconfigured to provide 90° parking, as per the revised plan prepared by David Sundland and dated March 8, 2000.
  2. Curbed parking lot islands shall be provided at both ends of every row of parking on the entire site. For each island which is less than twenty feet (20') in length, a minimum of one (1) tree shall be provided. For each island which is twenty feet (20') or more in length, a minimum of two (2) trees shall be provided. All parking lot trees shall be shade trees from the list of species as provided in Section 155.705.C.4 of the Lombard Zoning Ordinance and shall have a minimum caliper of two and one half inches (2.5"). Ground cover or sod shall be provided per Code in all landscape islands.
  3. The two pine trees which are proposed will have an eventual spread of fifteen to twenty-five feet (15' - 25'), obscuring site visibility. Shade trees or evergreens with a smaller spread shall be substituted.
  4. The plans which are submitted for a building permit shall reflect the revised parking layout and shall include a plant materials list which specifies species & cultivar, size, and quantity, and which matches the landscaping as shown on the plan.
  5. All two-way drive aisles on the site shall be a minimum of twenty-four feet (24') in width. Adequate turning radii shall be provided to allow access by the Village's ladder truck.
  6. A uniform signage plan shall be provided for tenants of the proposed building.

7. The dumpster enclosures shall be constructed of the same materials and be of the same color as the new building.
  8. At any such time that a front door becomes unnecessary (due to a single tenant using multiple tenant spaces), that door shall be removed and replaced with a glass panel to match the rest of the storefront. All rear doors shall be operable and unobstructed at all times.
  9. A wrought-iron fence shall be constructed along the south property line of the Kmart property in order to prevent vehicles from going over the curb which is along the property line. This fence shall be located between the southwest corner of the property and the west end of the existing hedgerow which runs along the south property line. Any portion of the fence which is within thirty feet (30') of the right-of-way shall be four feet (4') in height, and any portion of the fence which is more than thirty feet (30') of the right-of-way shall be six feet (6') to eight feet (8') in height.
- B. Cross-access at the southwest corner of the property shall be granted to the property to the south. If this cross-access is to be used, the two parties (Kmart and the Point West Condominiums) shall submit to the Village for approval a plan which shows how the entrance drives for the two sites can be shared. The cost of construction shall be shared and the petitioner shall be responsible for not more than 50 percent of the cost of the project. The steepness of slope and access at this entrance will be subject to the review of the Director of Community Development.
- C. This conditional use approval shall become null and void one (1) year from the date of approval if construction has not commenced or an extension been granted. This conditional use approval shall become null and void eighteen (18) months from the date of approval if construction has not been completed or an extension been granted.
- D. Roofline facades and design elements on north elevations shall be carried to all four sides and be subject to the approval of the Director of Community Development. The roofline facades shall be designed to screen the view of rooftop equipment from all sides.

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SECTION 4: 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 16th day of March, 2000.

First reading waived by action of the Board of Trustees this 6th day of \_\_\_\_\_, 2000.

Passed on second reading this 6th day of April, 2000.

Ayes: Trustees Borgatell, Tross, Schaffer, Sebby, Florey and Kufrin

Nayes: None

Absent: None

Approved this 6th, day of April, 2000.

  
William J. Mueller, Village President

ATTEST:

  
Lorraine G. Gerhardt, Village Clerk

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