

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
SEP. 16, 2011 11:40 AM
OTHER 06-17-404-044
015 PAGES R2011-109383

ORDINANCE 6627

**GRANTING A PLANNED DEVELOPMENT AMENDMENT
TO ORDINANCE 5163 WITH COMPANION CONDITIONAL
USES, VARIATIONS AND DEVIATIONS**

Address: 500 E. Roosevelt Road, Lombard, IL 60148

PIN: 06-17-404-044

**Return To:
Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148**

ORDINANCE NO. 6627

**AN ORDINANCE GRANTING A PLANNED DEVELOPMENT AMENDMENT TO
ORDINANCE 5163 WITH COMPANION CONDITIONAL USES, VARIATIONS AND
DEVIATIONS**

(PC 11-12: 500 E Roosevelt Road)

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 President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Sign Ordinance, otherwise known as Title 15, Chapter 153 of the Code of Lombard, Illinois; and,

WHEREAS, the subject property is zoned B4A Roosevelt Road Corridor District; and,

WHEREAS, on July 12, 2002, the President and Board of Trustees approved Ordinance 5163 granting a conditional use for a planned development on the subject property; and,

WHEREAS, an application has heretofore been filed requesting approval of a planned development amendment to provide for the construction of a motor vehicle service facility in the B4A District with variations and deviations from the Lombard Zoning Ordinance (Title 155 of the Village Code) and Sign Ordinance (Title 153 of the Village Code) as set forth in Section 1 below, on the property described in Section 2 below; and subject to the conditions set forth in Section 3 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on May 16, 2011 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 petition as 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 following relief is hereby granted for the Subject Property, as described in Section 2 below, subject to the conditions set forth in Section 3 below:

1. Approve a planned development amendment (Major Change) to Ordinance 5163 for property located in the B4APD Roosevelt Road Corridor District, Planned Development, with the following companion conditional uses, deviations and variations, as follows;
 - a) A conditional use, per Section 155.417 (G) (2) (b) (9) of the Lombard Zoning Ordinance to allow for a new motor vehicle service facility; and
 - b) A conditional use, per Section 155.417 (G) (2) (a) (4) of the Lombard Zoning Ordinance to allow for outside display and sales of products; and
 - c) A variation from Sections 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking; and
 - d) A deviation to Section 155.417 (G)(3) of the Zoning Ordinance to reduce the minimum lot area for detention outlots; and
 - e) A deviation from Section 155.417 (G)(4) of the Zoning Ordinance to reduce the minimum lot width for detention outlots; and
2. Site plan approval with the following deviations from the Lombard Sign Ordinance:
 - a) A deviation from Section 153.235 (F) to allow for a shopping center sign to be located closer than seventy-five feet (75') from the center line of the adjacent right-of-way; and
 - b) A deviation from Section 153.505 (B)(19)(2) to allow for 3 walls signs where 2 wall signs are permitted; and
3. Approve a major plat of subdivision.

SECTION 2: That this Ordinance is limited and restricted to the property located at 500 E Roosevelt, Lombard, Illinois and legally described as follows:

LOT 1 OF THE LOMBARD LINCOLN MERCURY PLAT OF CONSOLIDATION,
BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 17,

TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1988 AS
DOCUMENT R88-130945, IN DU PAGE COUNTY, ILLINOIS.

Parcel Number: 06-17-404-044; (the "Subject Property").

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

1. The petitioner shall develop the site and building in accordance with the following plans submitted as part of this request, except as modified by the conditions of approval:
 - a) Elevations and floor plan by Casco attached as Exhibit A; and
 - b) Preliminary engineering plans by Intech Consultants dated April 11, 2011, last revised April 27, 2011; and
 - c) Overall site plan on an aerial by Intech Consultants dated April 11, 2011, last revised April 27, 2011; and
 - d) 2 page site plan by Intech Consultants dated April 11, 2011, last revised April 27, 2011; and
 - e) Final Plat of Subdivision by Intech Consultants dated April 11, 2011, last revised April 27, 2011; and
 - f) Photometric plan by Intech Consultants dated April 11, 2011, last revised April 27, 2011; and
 - g) Landscape plan by Charles Vincent George Architects dated April 1, 2011, last revised April 27, 2011; and
 - h) Signage plans by Chandler Signs dated November 29, 2011, last revised April 26, 2011.
2. That the petitioner shall satisfactorily address the comments included within the IDRC report.
3. The conditions of approval outlined in Ordinance 5163 and 6312 shall remain in full effect for the subject property, to the extent not specifically modified by the ordinance granting approval of this petition.

4. That any trash enclosure screening required by Section 155.710 of the Zoning Ordinance shall be constructed of material consistent with the principal building in which the enclosure is located.
5. To minimize traffic conflicts within the planned development, the developers/owners of the properties shall provide cross-access between each lot within the planned development via a recorded easement document, with the final design and location subject to review and approval by the Village. Additional cross parking may be required as part of a future redevelopment.
6. The petitioner shall satisfactorily address the following drainage issues:
 - a. The current flow directed toward the Roosevelt Road stormsewer shall be maintained, with the flow needing to be detained to current standards. As an alternative and part of the final engineering submittal, this flow may be directed to Fairfield Avenue in a manner acceptable to the Village.
 - b. The final engineering plans shall direct any runoff flow away from the rear yards and toward adjacent public rights of way.
 - c. If flow is directed to Edgewood Avenue, the petitioner shall provide documentation regarding the stormwater flow, pursuant to Section 154.402 (C) (2) Chapter 200, Section 2B. Pipe size, material, condition and ditch capacity will need to be addressed.
7. Notwithstanding any detention improvements associated with runoff being directed to Roosevelt Road, stormwater detention facilities proposed to be constructed as part of this petition shall be located in a single outlot, with common ownership and shared maintenance responsibilities.
8. Barrier curb is required along the south side of the detention pond on the Westgate lot. Staff may permit a filter strip in lieu of the curbing in this area only.
9. All comments and recommendations noted in the KLOA report dated May 5, 2011 shall be satisfactorily addressed.
10. The parking area located south of the frontage road, along the Roosevelt Road frontage and east of the proposed right in/out shall not be used for the sale and/or display of automobiles or merchandise.

11. Outdoor sales and display of merchandise may only occur during normal business hours and at the locations, as depicted on the site, prepared by Intech dated April 11, 2011, last revised April 27, 2011.
12. The proposed new shopping center sign, as depicted in the signage plans by Chandler Signs dated November 29, 2011, last revised April 26, 2011, shall be the only freestanding sign within the planned development. This includes both the Firestone parcel and the existing Westgate Auto Sales parcel. Informational signs may be permitted provided that they meet the provisions outlined in the Lombard Sign Ordinance.
13. Any new fence associated with the proposed development shall meet the requirements of the Lombard Zoning Ordinance.
14. The existing gate on Fairfield Avenue shall be removed upon a written request by the Village of Lombard.
15. Such approval shall become null and void unless work thereon is substantially under way within 12 months of the date of issuance, unless extended by the Board of Trustees prior to the expiration of the ordinance granting the conditional use.
16. The elevations shall be revised to substantially conform to the color, materials and architectural design elements depicted in the photographs submitted by the petitioner and attached as Exhibit C.

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 _____ day of _____, 2011.

First reading waived by action of the Board of Trustees this 2nd day of June, 2011.

Passed on second reading this 2nd day of June, 2011, pursuant to a roll call vote as follows:

Ayes: Trustees Gron, Giagnorio, Wilson, Breen, Fitzpatrick and Ware

Nays: None

Absent: None

Ordinance No. 6627
Re: PC 11-12
Page 6

Approved by me this 2nd day of June, 2011.

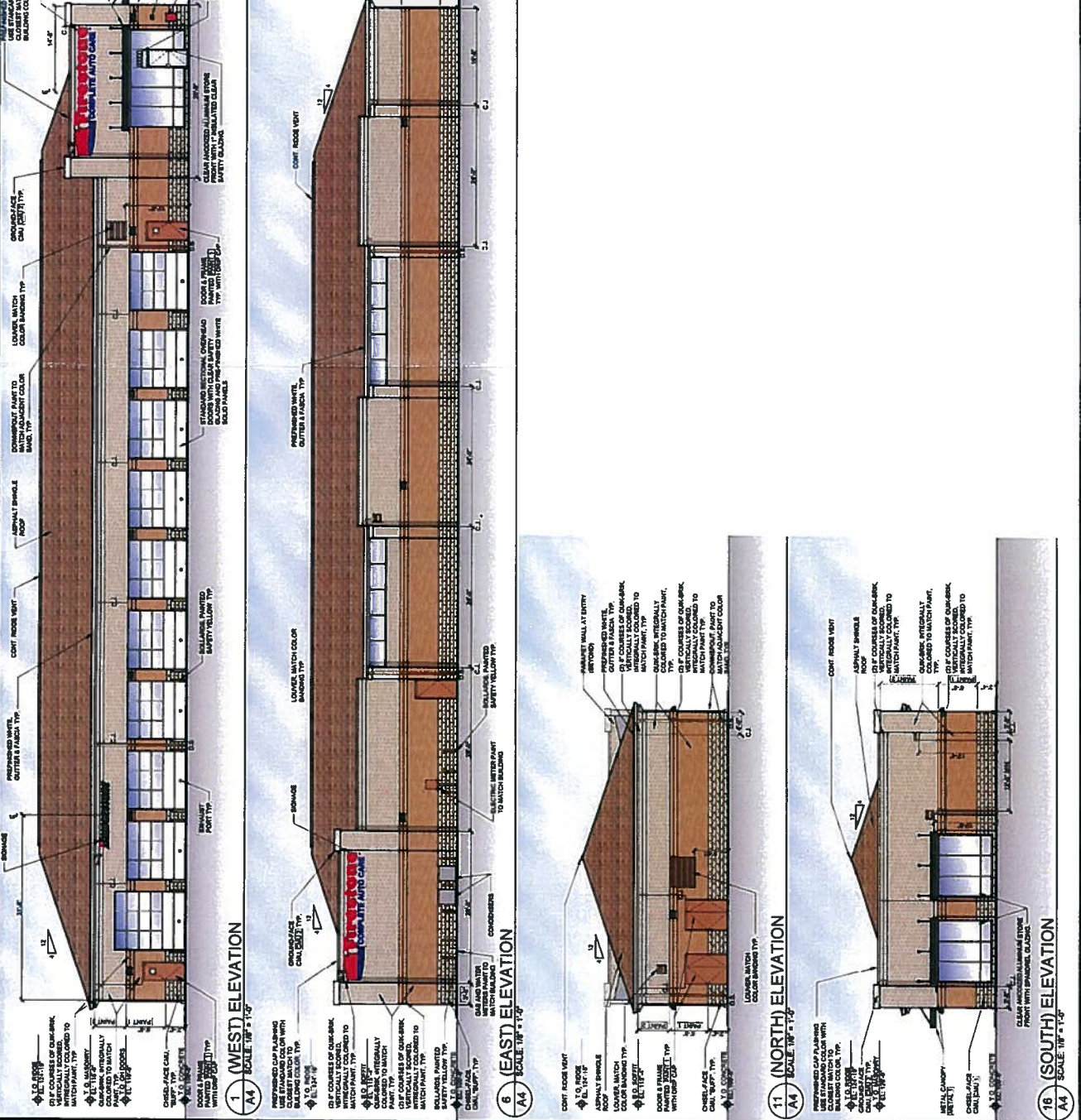
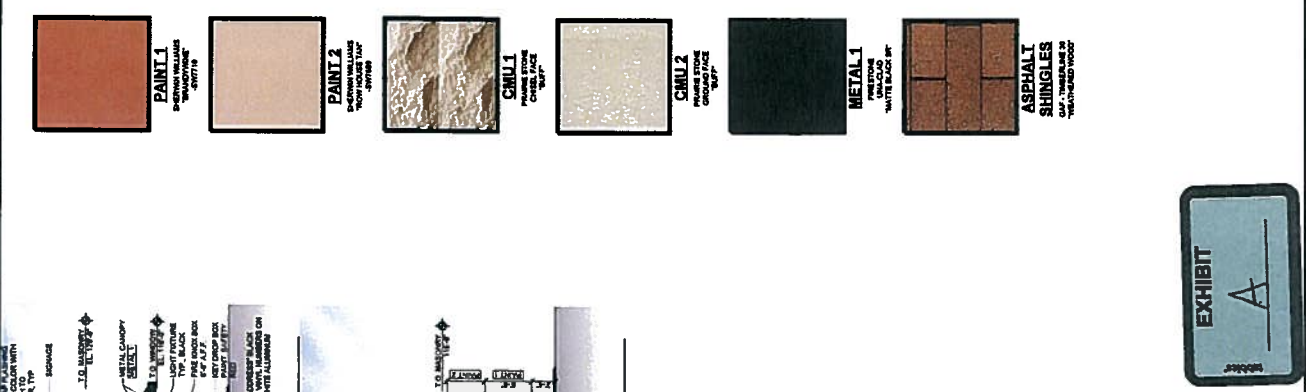

William V. Mueller, Village President

ATTEST:


Brigitte O'Brien, Village Clerk

Published by me in pamphlet from this 3rd day of June, 2011.


Brigitte O'Brien, Village Clerk



STANDARD WALL TYPES

REFER TO STRUCTURAL DRAWINGS FOR STUD GAWES AND ADDITIONAL FINISHES/DETAILS.

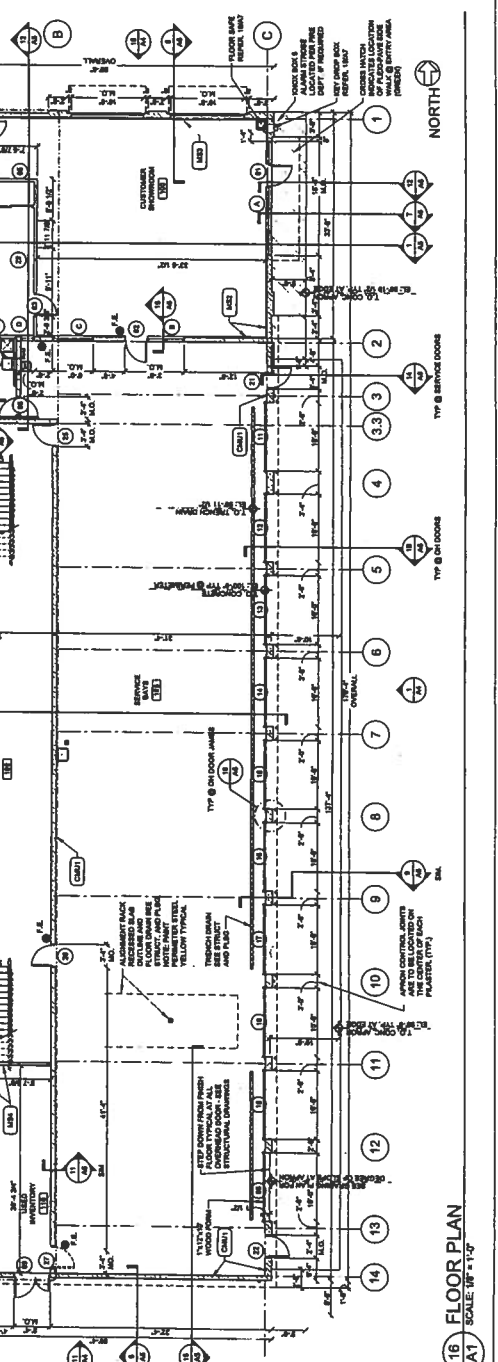
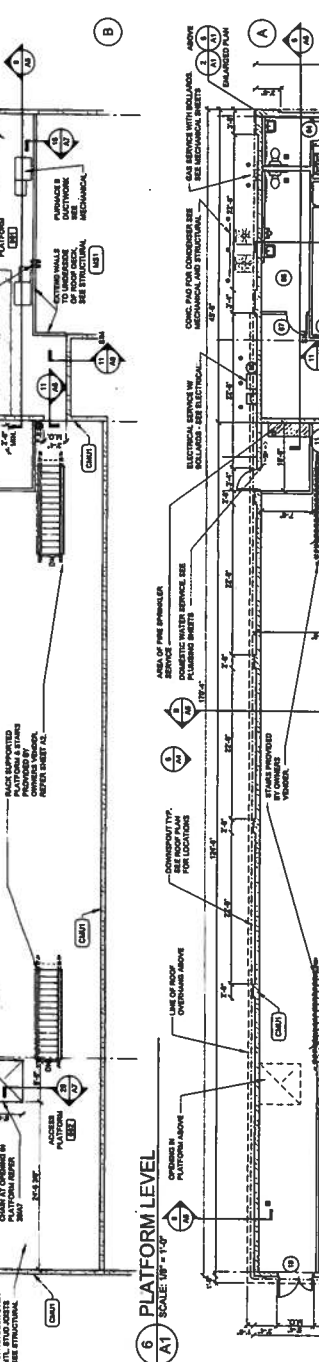
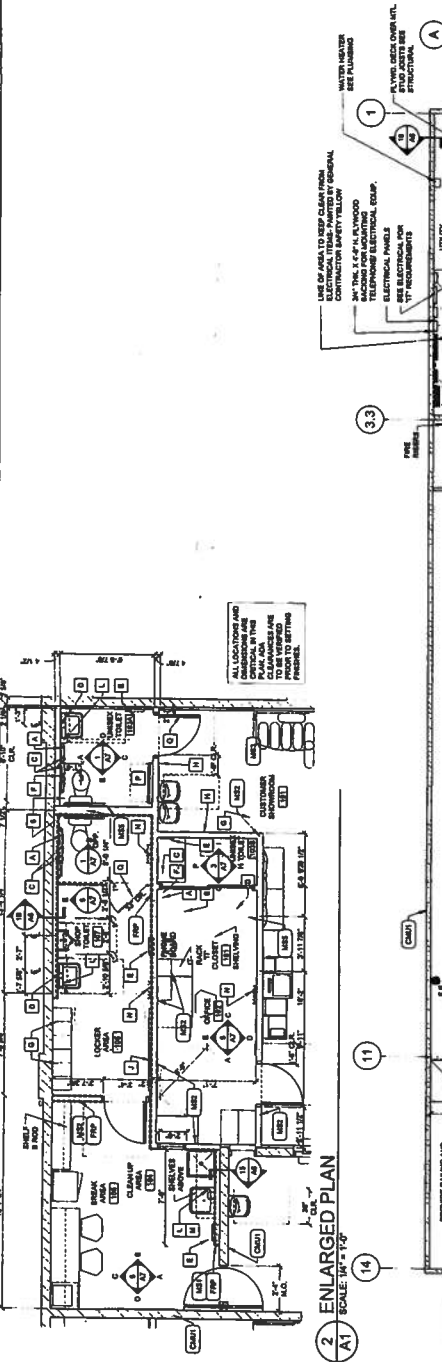
- CONCRETE MASONRY UNIT WITH HORIZONTAL REINFORCING AT 16" ON CENTER. INTERSECTIONS AT 8" ON CENTER. FINISH: INTERIOR AND EXTERIOR SIDE ONLY. AND INSULATION IN EXTERIOR WALLS.
- 3/8" METAL STUDS AT 16" O.C. WITH 5/8" EXTERIOR BOARD WITH 1/2" GYPSUM BOARD. FINISH: INTERIOR AND EXTERIOR SIDE ONLY. AND INSULATION IN EXTERIOR WALLS.
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TOILET ROOM ACCESSORIES

MARK	DESCRIPTION
A	3/8" METAL STUDS WITH WOOD BACKER, WITH 1/2" VERTICAL FINISH
B	3" GRAB BAR WITH WOOD BACKER
C	TOILET TISSUE DISPENSER
D	WIPER - SEE ELEVATIONS FOR SIZE
E	PAPER TOWEL DISPENSER & DISPOSAL
F	SAFETY WIPER DISPOSAL UNIT
G	3" METAL STUDS, 1 1/2" DIA
H	MARBLE TOP
I	(1) 1/2" WALL MOUNTED BABY CHANGERS
J	WIND SOAP DISPENSER
K	WIND SOAP DISPENSER
L	WIND SOAP DISPENSER
M	WIND SOAP DISPENSER
N	WIND SOAP DISPENSER
O	WIND SOAP DISPENSER
P	WIND SOAP DISPENSER
Q	WIND SOAP DISPENSER
R	WIND SOAP DISPENSER
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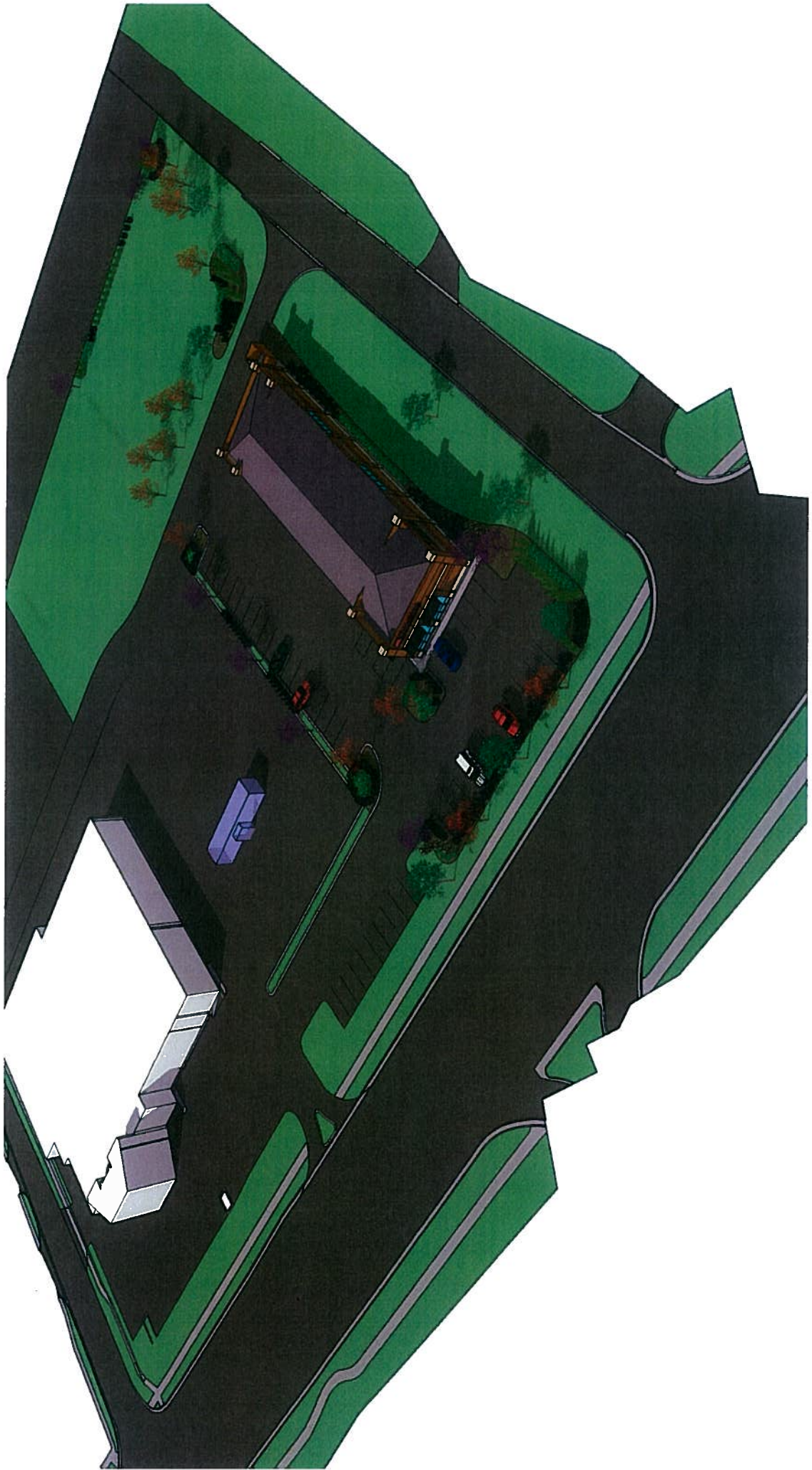
GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- ALL WALLS SHALL BE FINISHED TO THE CENTER OF THE FINISH. DOOR AND WINDOW THRESHOLS SHALL BE FINISHED TO THE CENTER OF THE FINISH.
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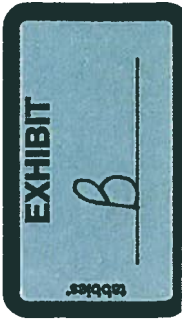


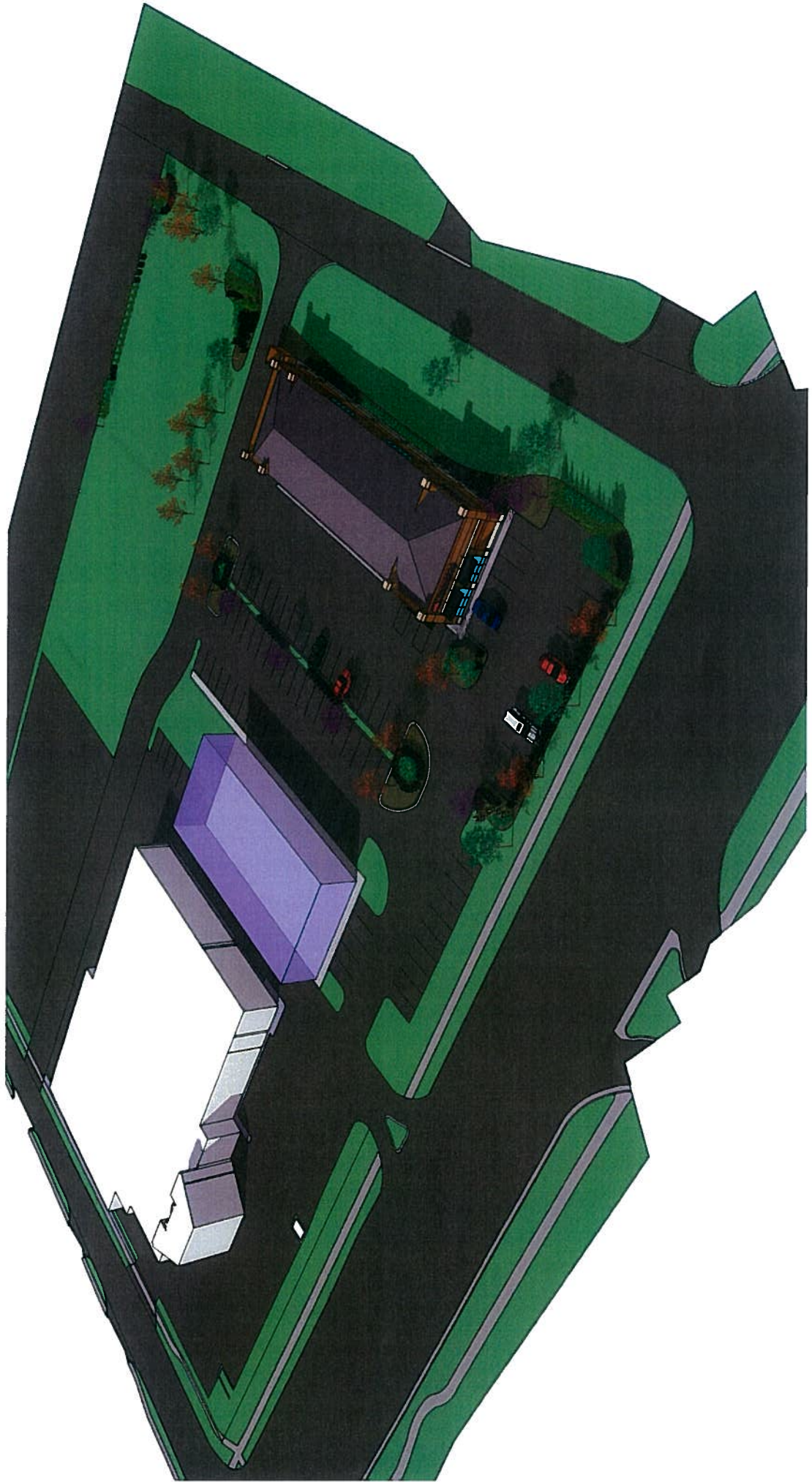
CONSTRUCTION DOCUMENTS WILL BE BASED ON PROJECTS AT THE TIME OF CONSTRUCTION DOCUMENT AUTHORIZATION.

16 FLOOR PLAN
SCALE: 1/8" = 1'-0"



Phase 1





Concept Phase 2

EXHIBIT C
tabbies









I, **Denise R. Kalke**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

I further certify that attached hereto is a
copy of
ORDINANCE 6627

GRANTING A PLANNED DEVELOPMENT AMENDMENT
TO ORDINANCE 5163 WITH COMPANION
CONDITIONAL USES, VARIATIONS AND DEVIATIONS

PIN : 06- 17-404-044

ADDRESS : 500 E. Roosevelt Rd.,
Lombard, IL 60148

of the said Village as it appears from the official records of said Village duly approved this 2nd day of June, 2011.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 27th day of June, 2011.

Denise R. Kalke
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

