

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda

\_\_\_\_\_ Resolution or Ordinance (Blue) \_\_\_\_\_ *Waiver of First Requested*  
\_\_\_\_\_ X \_\_\_\_\_ Recommendations of Boards, Commissions & Committees (Green)  
\_\_\_\_\_ Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: David Hulseberg, Village Manager

DATE: May 27, 2008 (BOT) Date: June 5, 2008

TITLE: PC 08-13: 19W471 Roosevelt Road and 351 E. Roosevelt Road  
(Lombard Crossing)

SUBMITTED BY: Department of Community Development

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. This petition requests that the Village take the following actions on the subject property:

- A. Approve an annexation agreement. (2/3 of Corporate Authorities Vote Required)
- 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 B4A Roosevelt Road Corridor 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):
    - a. Conditional uses pursuant to Sections 155.417(G)(2)(b)(2) and 155.417(G)(2)(b)(6) of the Zoning Ordinance for a bank/financial institution with 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 155.417(G)(3) of the Zoning Ordinance to reduce the minimum lot area from 40,000 square feet to 36,400 square feet;

- d. A deviation from Section 155.417(G)(4) of the Zoning Ordinance to reduce the minimum lot width from 150 feet to 137 feet.
2. For Lot 2 (Parcel B):
  - a. A conditional use pursuant to Section 155.417(G)(2)(c)(7) of the Zoning Ordinance for a shopping center, consisting of more than one principal business on a zoning lot;
  - b. A deviation from Section 155.417(G)(5)(c) of the Zoning Ordinance reducing the required east interior side yard from ten feet (10') to one foot (1').
3. For Lot 3 (Parcel C):
  - a. A conditional use pursuant to Section 155.417(G)(2)(a)(5) of the Zoning Ordinance for a restaurant outside service/dining area;
  - 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 155.417(G)(5)(c) of the Zoning Ordinance reducing the required east interior side yard from ten feet (10') to five feet (5').
4. For Lot 4 (Parcel D):
  - 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 B4A District with a variation from Section 155.508 (B)(3) of the Zoning Ordinance to allow a use exception to exceed 40% of the total floor area for the overall planned development.
  - c. A conditional use pursuant to Section 155.417(G)(2)(c)(6) of the Zoning Ordinance for a four story building, between 40 and 45 feet in height;
5. For Lot 5 (detention outlot Parcel E):
  - 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 155.417 (G)(3) of the Zoning Ordinance to reduce the minimum lot area from 40,000 square feet to 19,000 square feet for a detention outlot; and

- d. A deviation from Section 155.417 (G)(4) of the Zoning Ordinance to reduce the minimum lot width from 150 feet to 131 feet.
  - 6. For each lot, grant 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.
  - 7. Grant a variation from Sections 155.417 (G)(7) and (9) of the Zoning Ordinance to eliminate the ten percent (10%) open space requirement for individual lots.
  - 8. Approve the following Sign Ordinance deviations:
    - a. A deviation from Section 153.235 (A) to allow for two shopping center signs, where one is permitted; and
    - b. A deviation from Section 153.235 (E) to allow for shopping center signs to be located closer than 250 feet from each other.
    - c. A deviation from Section 153.234 (F) 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
  - 9. Approve a preliminary major plat of resubdivision, with an alternate option that combines proposed Parcels B and C into a single lot of record.
- (DISTRICT #6)

The Plan Commission recommended approval of this petition with conditions.

Please place this item on the June 5, 2008 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____	Date _____
Finance Director X _____	Date _____
Village Manager X _____	Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.