

**ORDINANCE NO. 5054**

**ORDINANCE AMENDING ORDINANCES 2866 AND 2867**

(PC 01-20: 401-581 East Roosevelt Road, Lombard, Illinois)  
(High Pointe Centre Planned Development)

(Also see PC 85-14 Ordinance Nos. 2866, 2867)

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 PD Community Shopping District Planned Development; and,

WHEREAS, on July 24, 1986, the President and Board of Trustees adopted Ordinance 2866, granting rezoning from R-1 Single-Family Residence District to B-3 Community Shopping Center District for the High Pointe Centre Shopping Center, and Ordinance 2867, granting conditional use approval for a planned development for the High Pointe Centre Shopping Center; and,

WHEREAS, an application has been filed requesting an amendment to Sec. 2, Condition M, No. 3 of said Ordinances to allow for an alternative landscape plan, and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on November 19, 2001, 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 amendment 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 Section 2 of Ordinance 2866 Condition M, No. 3 is hereby amended to allow for an alternative landscape plan, pursuant to the petitioner's submitted

Ordinance No. 5054

Re: PC 01-20

Page 2

site plan received September 17, 2001, with subsequent amendments, and made a part of this petition.

SECTION 2: That Section 2 of Ordinance 2867 condition number M, no. 3 is hereby amended to allow for an alternative landscape plan, pursuant to the petitioner's submitted site plan received September 17, 2001, with subsequent amendments, and made a part of this petition.

SECTION 3: That this Ordinance is limited and restricted to the property generally located at 401-581 E. Roosevelt Road, Lombard, Illinois, and legally described as follows:

LOT 1 IN HIGH POINT CENTRE PLAT OF CONSOLIDATION AND DEDICATION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED ON JUNE 15, 1987 AS DOCUMENT R87-86353 IN DU PAGE COUNTY, ILLINOIS

Parcel Nos. 06-20-200-036, 06-20-200-037, 06-20-200-038, 06-20-200-039, 06-20-200-040

SECTION 4: That the Ordinance amendment set forth in Sections 1 and 2 shall be granted subject to compliance with the following conditions:

1. That the petitioner shall submit to the Village a revised plan that incorporates the recommendations expressed within the staff report.
2. That the petitioner shall install and maintain the plant materials depicted on the proposed landscape plan submitted to the Village as part of this request.
3. The petitioner shall submit a report to the Department of Community Development at the end of each calendar year of a four-year phase in plan showing the location and type of plants that were removed, replaced, and/or added that year and what work will be done the following year. This requirement shall remain in full force and effect until all landscaping indicated on the proposed plan is completed.
4. No healthy trees shall be removed without the expressed written consent of the Village of Lombard Director of Community Development.

Ordinance No. 5054

Re: PC 01-20

Page 3

5. In the event of the death of any existing landscape island trees, the trees in the islands in the southeast portion of the parking lot shall be replaced with Kentucky Coffee Trees or other approved species.
6. Snow removal on the property shall be handled in a manner that does not damage the landscaping.

SECTION 5: That all other provisions of Ordinances 2866 and 2867 shall remain in full force and effect.

SECTION 6: 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 6th day of December, 2001.

Passed on second reading this 3rd day of January, 2002

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

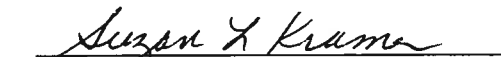
Nayes: None

Absent: None

Approved this 3rd, day of January, 2002

  
William J. Mueller, Village President

ATTEST:

  
Suzan L. Kramer, Village Clerk