



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
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OTHER 06-18-420-015
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ORDINANCE 6532

**GRANTING CONDITIONAL USES PURSUANT TO TITLE 15,
CHAPTER 155, SECTION 155.417(C) OF THE LOMBARD
ZONING ORDINANCE, PROVIDING FOR MOTOR VEHICLE
SERVICE AND DRIVE-THROUGH AND DRIVE-IN SERVICES
AND VARIATIONS**

PINS: 06-18-420-015

Address: 200 W. Roosevelt Road, Lombard, IL 60148

Return To:

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

ORDINANCE NO. 6532

AN ORDINANCE GRANTING CONDITIONAL USES PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.417 (C) OF THE LOMBARD ZONING ORDINANCE, PROVIDING FOR MOTOR VEHICLE SERVICE AND DRIVE-THROUGH AND DRIVE-IN SERVICES AND VARIATIONS

(PC 10-14: 200 W. 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 Subject Property as defined below is zoned B4A Corridor Commercial District; and,

WHEREAS, an application has been filed requesting approval of conditional uses pursuant to Title 15, Chapter 155, Section 417 (C) of the Lombard Village Code to allow for motor vehicle service and drive-in and drive-through service; and

WHEREAS, said application also requests approval of a variation to Title 15, Chapter 153, Section 505 (B)(19)(a)(2) of the Lombard Village Code to allow for a total of seven (7) wall signs where one (1) sign per street front exposure is permitted; and

WHEREAS, said application also requests approval of a variation to Title 15, Chapter 155, Section 417 (H) of the Lombard Village Code to allow for a total of seven (7) wall signs where one (1) sign per street front exposure is permitted; and

WHEREAS, said application also requests approval of a Major Plat of Resubdivision with variations to Title 15, Chapter 155, Section 155.417 (H) of the Lombard Village Code to allow for a lot area of 30,000 square feet where a minimum of 40,000 square feet is required and Title 15, Chapter 155, Section 155.417 (I) of the Lombard Zoning Ordinance to allow for a lot width of 100 feet where a minimum of 150 feet is required; and

WHEREAS, said application also requests approval of a variation to Title 15, Chapter 155, Section 207 of the Lombard Village Code to allow for an accessory structure within the clear line of sight area; and

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WHEREAS, a public hearings on the forgoing application were conducted by the Village of Lombard Plan Commission on September 20, 2010 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 variation described herein, subject to six conditions; 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 4 below, subject to the conditions set forth in Section 3 below:

1. A conditional use for motor vehicle service;
2. A conditional use for drive-through and drive-in services;
3. A variation from Section 153.505 (B) (19) (a) (2) (a) of the Lombard Sign Ordinance to allow for a total of seven (7) wall signs where one sign per street front exposure is permitted;
4. Approve a Major Plat of Resubdivision with the following variations:
 - a) A variation from Section 155.417 (H) of the Lombard Zoning Ordinance to allow for a lot area of 30,000 square feet where a minimum of 40,000 square feet is required;
 - b) A variation from Section 155.417 (I) of the Lombard Zoning Ordinance to allow for a lot width of 100 feet where a minimum of 150 feet is required; and
5. A variation from Section 155.207 of the Lombard Zoning Ordinance to allow for an accessory structure within the clear line of sight area.

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SECTION 2: That this Ordinance is limited and restricted to the property located at 200 W. Roosevelt Road, Lombard, Illinois and legally described as follows:

The East 100 feet of Lot 1 in Block 5 in Roosevelt Crest, being a subdivision of part of the South Half of the Southeast Quarter of Section 18, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded June 12, 1930 as Document 298665, in DuPage County, Illinois.

Parcel Number: 06-18-420-015; (the "Subject Property").

SECTION 3: The conditional use, as provided for in Section 1 of this Ordinance shall be granted subject to compliance with the following conditions:

1. The subject property shall be developed consistent with the submitted plans prepared by Direct Design LTD Architects, dated August 12, 2010 and last revised August 30, 2010.
2. The petitioner shall satisfactorily address all comments within the IDRC report.
3. All recommendations identified within the KLOA report dated September 8, 2010 shall be incorporated into the plans prior to the issuance of a building permit, including:
 - a. Access onto Roosevelt Road shall be restricted to a single right-in, right-out driveway with signage directing on-site traffic to yield to vehicles entering the site from Roosevelt Road.
 - b. The internal radius of the curb along the northern edge of the southbound Lincoln Street driveway (adjacent to the parking spaces where customers will vacuum their vehicles) should be at least 15 feet.
4. Any structure located within the clear line of sight areas along Lincoln Street shall be limited to the building canopy structure identified on the petitioner's submitted plans prepared by Direct Design LTD Architects, dated August 12, 2010 and last revised August 30, 2010.
5. If directed by the Village, the petitioner shall submit a cash payment in lieu of the proposed landscape improvements shown on the submitted landscape plan.

6. The approval shall become null and void unless work thereon is substantially underway within 12 months of the date of ordinance approval, unless extended by the Village Board prior to the expiration of the approval ordinance.

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 _____, 2010.

First reading waived by action of the Board of Trustees this 7th day of October, 2010.

Passed on second reading this 7th day of October, 2010, pursuant to a roll call vote as follows:

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

Nayes: None

Absent: None

Approved by me this 7th day of October, 2010.


William J. Mueller, Village President

ATTEST:


Brigitte O'Brien, Village Clerk

Published by me in pamphlet form this 8th day of October, 2010.


Brigitte O'Brien, Village Clerk



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 6532
GRANTING CONDITIONAL USES PURSUANT TO TITLE
15, CHAPTER 155, SECTION 155.417(C) OF THE
LOMBARD ZONING ORDINANCE, PROVIDING FOR
MOTOR VEHICLE SERVICE AND DRIVE-THROUGH
AND DRIVE-IN SERVICES AND VARIATIONS
PIN: 06-18-420-015

Address: 200 W. Roosevelt Road, Lombard IL 60148

of the said Village as it appears from the official records of said Village duly approved this 7th day of October, 2010.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 18th day of October, 2010.

A handwritten signature in black ink, appearing to read "Denise R. Kalke", is written over a horizontal line.

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