



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
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ORDINANCE 7236

**GRANTING CONDITIONAL USE APPROVAL FOR A
PLANNED DEVELOPMENT WITH COMPANION
CONDITIONAL USES AND VARIATIONS FROM THE
LOMBARD SIGN AND ZONING ORDINANCES**

PIN(s): 06-19-200-012 & 013 and 06-19-200-009

ADDRESS: 345 & 435 W. Roosevelt Road, Lombard, IL 60148

Prepared by and Return To:

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



I, **Janet Downer**, 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 7236

GRANTING CONDITIONAL USE APPROVAL FOR A PLANNED DEVELOPMENT
WITH COMPANION CONDITIONAL USES AND VARIATIONS FROM THE LOMBARD
SIGN AND ZONING ORDINANCES

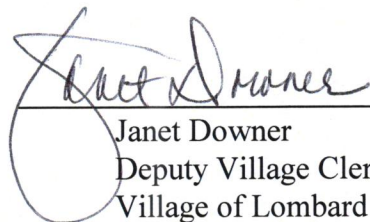
PIN(s): 06-19-200-012 & 013 and 06-19-200-009

ADDRESS: 345 & 435 W. Roosevelt Road, Lombard, IL 60148

of the said Village as it appears from the official records
of said Village duly approved this 16th
day of June, 2016.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 29th day of June, 2016.





Janet Downer
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

**ORDINANCE 7236
PAMPHLET**

**PC 16-09: 345 & 435 W. ROOSEVELT ROAD (BRADFORD/MARIANO'S)
CONDITIONAL USE FOR A NEW PLANNED DEVELOPMENT**



**PUBLISHED IN PAMPHLET FORM THIS 17th DAY OF JUNE, 2016, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.**

Sharon Kuderna

**Sharon Kuderna
Village Clerk**

ORDINANCE NO. 7236

**AN ORDINANCE GRANTING CONDITIONAL USE APPROVAL FOR A
PLANNED DEVELOPMENT WITH COMPANION CONDITIONAL USES AND
VARIATIONS FROM THE LOMBARD SIGN AND ZONING ORDINANCES**

(PC 16-09: 345 & 435 W. Roosevelt Road, Mariano's)

(See also Ordinance No. 7235)

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, the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, an application has heretofore been filed requesting approval of a conditional use for a planned development with companion conditional uses and variations from the Lombard Sign Ordinance (Title 15, Chapter 153 of the Village Code) and Zoning Ordinance (Title 15, Chapter 155 of the Village Code) as set forth in Section 1 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on May 16, 2016 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 for a planned development with companion conditional uses 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 a conditional use for a planned development with the following companion conditional uses and variations from the Lombard Sign and Zoning Ordinances as set forth below are hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3:

1. Approve a conditional use for a new planned development with the following companion conditional uses and variations, as follows:
 - a. A conditional use pursuant to Section 155.417 (G)(2)(a)(2) of the Lombard Zoning Ordinance for gasoline sales;

- b. A conditional use pursuant to Section 155.417 (G)(2)(a)(4) of the Lombard Zoning Ordinance for outside display and sales of products the sale of which is a permitted or conditional use in this district;
- c. A conditional use pursuant to Section 155.417 (G)(2)(b)(6) of the Lombard Zoning Ordinance for a drive-through establishment/services;
- d. A variation from Section 155.417 (G)(10)(c) of the Lombard Zoning Ordinance to not fully screen loading berths from a public street;
- e. A variation from Section 155.708 (A) to not require foundation landscaping along the south, west and north perimeter walls;
- f. A variation from Section 155.207 to allow for informational (directional) signage (as provided for in Section 153.218 of the Sign Ordinance) to be located within the defined clear line of sight area.

2. Approval of a Preliminary Major Plat of Resubdivision

SECTION 2: That this ordinance is limited and restricted to the subject property generally located at 345 & 435 W. Roosevelt Road, Lombard, Illinois, and legally described as follows:

LOT 1 AND 2 OF MOBIL'S ROOSEVELT AND FINLEY SUBDIVISION OF THE NORTH 700.0 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, (EXCEPT THEREFROM THAT PART DEDICATED FOR PUBLIC ROADS BY INSTRUMENT RECORDED AS DOCUMENT R67-30910 AND ALSO EXCEPT THAT PART TAKEN BY CONDEMNATION IN CASE 86ED77) ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 27, 1990 AS DOCUMENT R90-24288, IN DUPAGE COUNTY, ILLINOIS.

435 W. Roosevelt Road; 06-19-200-009

345 W. Roosevelt Road; 06-19-200-012 & 013

SECTION 3: This Ordinance is approved subject to compliance with the following conditions:

1. The petitioner shall develop the site in accordance with the plans and material board submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be modified to conform to Village Codes and Ordinances;
2. Any roadway improvements to be undertaken as part of or concurrent with this project shall be based upon the recommendations and permit approval of the roadway

maintenance jurisdiction (i.e., IDOT for Roosevelt Road or the Village for Finley Road);

3. Pursuant to the Zoning Ordinance, project construction shall commence within one (1) year from the date of approval of the ordinance, unless a time extension been granted by the Village Board. This conditional use approval shall become null and void eighteen (18) months from the date of approval if the proposed site improvements are not completed or an extension has been granted;
4. The petitioner shall be required to apply for and receive building permits for any demolition activity or improvements to the subject property;
5. The variation for the clear line of sight requirements shall be limited to the proposed directional signs, which shall not exceed four feet in height and three feet in monument sign width.
6. Site Plan Approval Authority to the Plan Commission is granted for the overall planned development, pursuant to Section 155.511 of the Zoning Ordinance, and shall be applied at such time that the final plans for the outlot development, or any other development on the Subject Property, materializes.
7. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report, including but not limited to, the following:
 - a. Final Engineering Plan for review and approval for the proposed site improvements for the project;
 - b. Revising the southern exterior wall to incorporate additional a second masonry color, banding and/or reveals, as to be approved by the Director of Community Development;
 - c. Submittal of a final landscape plan meeting code provisions and essentially in accordance with the preliminary plan; and
 - d. Full Photometric Plan demonstrating compliance with code.

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 _____, 2016.

First reading waived by action of the Board of Trustees this 16th day of June, 2016.

Ordinance No. 7236

Re: PC 16-09

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Passed on second reading this 16th day of June, 2016.

Ayes: Trustee Whittington, Fugiel, Foltyniewicz, Johnston, Pike and Ware


Nays: None

Absent: None

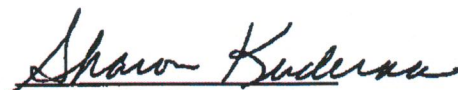
Approved this 16th day of June, 2016.


Keith T. Giagnorio
Village President

ATTEST:


Sharon Kuderna
Village Clerk

Published by me in pamphlet form on this 17th day of June, 2016.


Sharon Kuderna
Village Clerk