

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
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ORDINANCE 7204

**APPROVING A CONDITIONAL USE FOR A PLANNED
DEVELOPMENT WITH COMPANION CONDITIONAL USES
AND DEVIATIONS TO THE LOMBARD ZONING ORDINANCE
TITLE 15, CHAPTER 155 OF THE CODE
OF LOMBARD, ILLINOIS**

**PIN(s): 06-06-100-011, -010, -009, -008, -007, -006, -005, -004, -048,
-012, -013, -014, and -015; (the "Subject Property")**

**ADDRESS: 505-537 W. North Avenue and
715-733 N. Columbine Avenue, Lombard, IL 60148**

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

150572



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 7204

APPROVING A CONDITIONAL USE FOR A PLANNED DEVELOPMENT WITH
COMPANION CONDITIONAL USES AND DEVIATIONS TO THE LOMBARD ZONING
ORDINANCE TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS

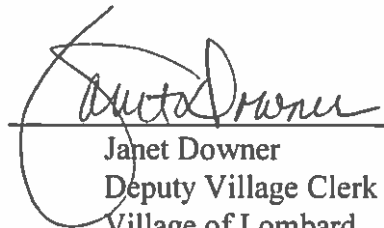
PIN(s): 06-06-100-011, -010, -009, -008, -007, -006, -005, -004, -048, -012, -013, -014,
and -015; (the "Subject Property")

ADDRESS: 505-537 W. North Avenue and 715-733 N. Columbine Avenue,
Lombard, IL 60148

of the said Village as it appears from the official records
of said Village duly approved this 17th
day of March, 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 26th
day of May, 2016.

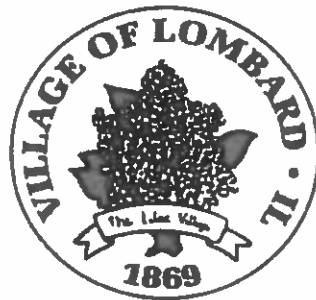




Janet Downer
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

**ORDINANCE 7204
PAMPHLET**

**PC 15-23: 505-537 W. NORTH AVENUE AND 715-733 N. COLUMBINE AVENUE
CONDITIONAL USE**



**PUBLISHED IN PAMPHLET FORM THIS 18th DAY OF MARCH, 2016, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.**


**Sharon Kuderna
Village Clerk**

ORDINANCE 7204

**AN ORDINANCE APPROVING A CONDITIONAL USE FOR A PLANNED
DEVELOPMENT WITH COMPANION CONDITIONAL USES AND DEVIATIONS TO
THE LOMBARD ZONING ORDINANCE
TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

(PC 15-23; 505-537 W. North Avenue and 715-733 N. Columbine Avenue)

(See also Ordinance No. 7203)

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, 505-537 W. North Avenue and 715-733 N. Columbine Avenue, the Subject Property, is zoned B2 General Neighborhood Shopping District; and,

WHEREAS, an application has heretofore been filed requesting a conditional use for a planned development with companion conditional uses and deviations for the property described in Section 2; and,

WHEREAS, a public hearing thereon has been conducted by the Village of Lombard Plan Commission on December 21, 2015, 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:

Approve a conditional use for a planned development with the following companion conditional uses and deviations as follows:

- a. a conditional use pursuant to Section 155.414 (C)(8) of the Lombard Zoning Ordinance for gasoline sales;
- b. deviation pursuant to Section 153.504 (B)(5)(d) to allow for two (2) freestanding signs on one parcel of property, where one (1) is allowed;
- c. deviation pursuant to Section 153.504 (B)(5)(b) to allow for the sign surface area to be forty-nine (49) square feet, where thirty (30) square feet is allowed, for each freestanding sign;

- d. deviation pursuant to Section 153.223 (E) to allow for a motor fuel reader board at twenty-four (24) square feet, where nine (9) square feet in area, is allowed, for each freestanding sign;
- e. a deviation pursuant to Section 155.414 (J) for the transitional yard setback to be seven feet (7'), where ten feet (10') is required;
- f. a variation pursuant to Section 154.306 (D)(3)(b) to omit the sidewalk requirement on Broadview Avenue, where it is otherwise required for a Major Development.

SECTION 2: This ordinance is limited and restricted to the property generally located at 505-537 W. North Avenue and 715-733 N. Columbine Avenue, Lombard, Illinois, and legally described as follows:

LOTS 4 THROUGH 11 AND LOTS 33 THROUGH 35 IN BLOCK G IN LOMBARD TERRACE SUBDIVISION, BEING A RESUBDIVISION OF PART OF ELMORE'S NORTHVIEW, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AS DOCUMENT NUMBER R1993,341767 AND ALSO LOT 2 IN JAMES D. RAINE'S RESUBDIVISION OF LOTS 1, 2, AND 3 IN BLOCK G IN LOMBARD TERRACE, BEING A RESUBDIVISION OF PART OF ELMORE'S NORTHVIEW, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AS DOCUMENT NUMBER R1970-027995, IN DUPAGE COUNTY, IL.

Parcel Identification Number(s): 06-06-100-011, -010, -009, -008, -007, -006, -005, -004, -048, -012, -013, -014, and -015; (the "Subject Property")

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

1. The petitioner shall develop the site in accordance with the plans prepared by Kimley Horn and Associates, Inc. dated September 14, 2015 and submitted as part of this request;
2. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. A plat of consolidation shall be submitted to the Community Development Department and recorded at DuPage County;
4. Bluestone shall respond to the KLOA memo, dated December 10, 2015, and comments shall be reviewed by Village staff and KLOA to ensure that they are addressed;
5. The petitioner shall be required to apply for and receive building permits for any improvements to the site;
6. 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; and
7. Staff will review the traffic flow on Route 53 after six months to determine if a left turn exit is viable during peak periods.

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 18th day of February, 2016.

First reading waived by action of the Board of Trustees this ____ day of March, 2016.

Passed on second reading this 17th day of March, 2016.

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

Nays: None

Absent: None


Approved this 17th day of March, 2016.


Keith T. Giagnorio
Village President

ATTEST:


Sharon Kuderna
Village Clerk

Published by me in pamphlet form on this 18th day of March, 2016.


Sharon Kuderna
Village Clerk