

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
JUL 25, 2012 3:36 PM
OTHER 06-20-106-050
007 PAGES R2012-096678

ORDINANCE 6685

**GRANTING A PLANNED DEVELOPMENT AMENDMENT
TO ORDINANCE 6211 WITH COMPANION CONDITIONAL
USES, VARIATIONS AND DEVIATIONS FOR THE
PROPERTY LOCATED AT 1941471 E. ROOSEVELT RD.**

Now Known As:

Address: 321-395 E. Roosevelt Road, Lombard IL 60148

PINs: 06-20-106-050 and 06-20-106-051

**RETURN TO:
Village of Lombard
255 E. Wilson Avenue
Lombard IL 60148**



I, **Barbara Johnson**, 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 6685

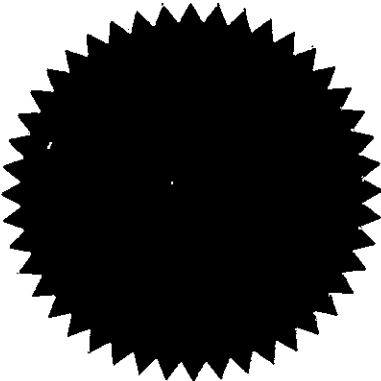
GRANTING A PLANNED DEVELOPMENT AMENDMENT
TO ORDINANCE 6211 WITH COMPANION
CONDITIONAL USES, VARIATIONS AND DEVIATIONS

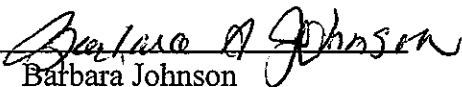
PINS : 06-20-106-050 and 06-20-106-051

ADDRESS: 321-395 E. Roosevelt Road, IL 60148

of the said Village as it appears from the official records of said Village duly approved this 16th day of February, 2012.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 16th day of July, 2012.




Barbara Johnson
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

ORDINANCE NO. 6685

**AN ORDINANCE GRANTING A PLANNED DEVELOPMENT AMENDMENT TO
ORDINANCE 6211 WITH COMPANION CONDITIONAL USES, VARIATIONS AND
DEVIATIONS**

(PC 11-25: 321-395 E. 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 President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Subdivision and Development Ordinance, otherwise known as Title 15, Chapter 154 of the Code of Lombard, Illinois; and,

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,

WHEREAS, the subject property is zoned B4A Roosevelt Road Corridor District; and,

WHEREAS, on June 19, 2008, the President and Board of Trustees of the Village of Lombard adopted Ordinance 6211 granting a conditional use for a planned development with companion variations and deviations, conditional use for a bank/financial institution, a multiple tenant retail center, a drive thru establishment, outdoor dining/service area and a use exception for a storage center; to provide for the approval of the submitted site plans included as part of the petition; and

WHEREAS, an application has heretofore been filed requesting approval of a planned development amendment along with companion conditional uses, deviations and variations to provide for the construction of a 25,500 square foot Goodwill Store, with drive-through and Talent Bridge/Workforce Connection Center and an outlot in the B4A District with variations and deviations from the Lombard Zoning Ordinance (Title 155 of the Village Code), Sign Ordinance (Title 153 of the Village Code) and Subdivision and Development Ordinance (Title 155 of the Village Code) as set forth in Section 1 below, on the property described in Section 2 below; and subject to the conditions set forth in Section 3 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on January 23, 2012 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, subject to the conditions set forth in Section 3 below:

1. Approve an amendment to an annexation agreement.
2. Approve a planned development amendment (Major Change) to Ordinance 6211, as amended by Ordinances 6344, 6495 and 6623 for property located in the B4APD Roosevelt Road Corridor District, Planned Development, with the following companion conditional uses, deviations and variations, as follows;
 - a) A conditional use, per Section 155.417 (G) (2) of the Lombard Zoning Ordinance to allow for a secondhand stores and rummage shops in excess of 5,000 square feet for proposed Lot 1; and
 - b) A conditional use, per Section 155.417 (G) (2) of the Lombard Zoning Ordinance to allow for a drive through for proposed Lot 1; and
 - c) 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; and
 - d) A deviation to Section 155.417 (G)(3) of the Zoning Ordinance to reduce the minimum lot area for a detention outlot (proposed Lot 3); and
 - e) A deviation from Section 155.417 (G)(4) of the Zoning Ordinance to reduce the minimum lot width for a detention outlot (proposed Lot 3); and

- f) A deviation from Section 154.507 of the Lombard Subdivision and Development Ordinance to allow an outlot (proposed Lot 3) to not have at least thirty feet (30') of frontage along a public street; and
 - g) Grant a variation from Sections 155.417 (G)(7) and (9) of the Zoning Ordinance to reduce the ten percent (10%) open space requirement for proposed Lot 2; and
 - h) A conditional use, per Section 155.417 (G) (2), for off-site parking.
3. Site plan approval with the following deviations from the Lombard Sign Ordinance:
- a) A deviation from the Lombard Sign Ordinance to allow for a freestanding sign on both proposed Lots 1 and 2 to be located closer than seventy-five feet (75') from the center line of the adjacent right-of-way; and
 - b) A deviation from the Lombard Sign Ordinance to allow for 4 walls signs where 2 wall signs are permitted for proposed Lot 1.
4. Approve a major plat of subdivision.

SECTION 2: That this Ordinance is limited and restricted to the property located at 321-395 E Roosevelt, Lombard, Illinois and legally described as follows:

Parcel 1

Highland Lanes Subdivision (except the South 150 feet thereof and except the West 134.5 feet) in the Northwest Quarter of Section 20, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded April 25, 1958 as Document 877665, DuPage County Illinois.

Parcel 2

The West 134.5 feet of Highland Lanes Subdivision (except the South 150 feet thereof) in the Northwest Quarter of Section 20, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded April 25, 1958 as Document 877665 in DuPage County, Illinois.

Parcel Number: 06-20-106-050 and 051; (the "Subject Property").

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. The petitioner shall develop the site and building in accordance with the plans submitted as part of their binder dated January 3, 2012, including the amended plat of

subdivision last revised January 4, 2012, and to the materials board submitted, except as modified by the conditions of approval.

2. That the petitioner shall enter into an annexation agreement amendment with the Village for the subject property.
3. The petitioner shall satisfactorily address the comments included within the IDRC report.
4. To minimize parking conflicts on the property and to minimize impacts on adjacent properties, the developer/owner of the property shall provide for cross-access and cross parking between each lot within the proposed development.
5. The site plan and building elevations for the development on Lot 2 shall be subject to site plan approval by the Village.
6. All comments and recommendations noted in the KLOA report dated December 14, 2011, with the exception to land banking the 12 parking spaces, shall be satisfactorily addressed.
7. This approval shall become null and void unless work thereon on Lot 1 is substantially under way within 12 months of the date of the approved ordinance, unless extended by the Board of Trustees prior to the expiration of the ordinance.
8. Prior to the issuance of a building permit, the petitioner shall submit a revised cross access easement or agreement with the York Township Highway Department.
9. Signage for Lot 2 shall consist of channel lettering, unless otherwise approved by the Plan Commission as part of a future Site Plan Approval.
10. Prior zoning approvals not consistent with this petition shall be null and void.

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 2nd day of February, 2012.

First reading waived by action of the Board of Trustees this _____ day of _____, 2012.

Ordinance No. 6685
Re: PC 11-25
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Passed on second reading this 16th day of February, 2012, pursuant to a roll call vote as follows:

Ayes: Trustees Gron, Giagnorio, Breen and Fitzpatrick

Nays: Trustee Wilson

Absent: Trustee Ware

Approved by me this 16th day of February, 2012.


William J. Mueller, Village President

ATTEST:


Brigitte O'Brien, Village Clerk

Published by me in pamphlet from this 17th day of February, 2012.


Brigitte O'Brien, Village Clerk