



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
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ORDINANCE 6240

**GRANTING AN AMENDMENT TO ORDINANCE 5456
GRANTING A CONDITIONAL USE FOR A PLANNED
DEVELOPMENT WITH A COMPANION CONDITIONAL USE
FOR NONCONFORMING STRUCTURES LOCATED IN THE
B4A ROOSEVELT ROAD CORRIDOR ZONING DISTRICT**

Address: 400-470 E. Roosevelt Road, Lombard, IL

PIN: 06-17-403-045 and 039

Return To:

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

ORDINANCE NO. 6240

**AN ORDINANCE GRANTING AN AMENDMENT TO ORDINANCE 5456
GRANTING A CONDITIONAL USE FOR A PLANNED DEVELOPMENT
WITH A COMPANION CONDITIONAL USE
FOR NONCONFORMING STRUCTURES, LOCATED
IN THE B4A ROOSEVELT ROAD CORRIDOR ZONING DISTRICT**

(PC 08-28: 400 – 470 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 property legally described in Section 3 below is located at 400-450 E. Roosevelt Road is zoned B4APD Roosevelt Road Corridor District - Planned Development (hereinafter the “Carson’s Center Property”); and,

WHEREAS, the property legally described in Section 3 below is located at 470 East Roosevelt Road is zoned B4A Roosevelt Road Corridor District (hereinafter the “Vacant Property”)(the Carson’s Center Property and the Vacant Property are cumulatively known as the “Subject Property”); and,

WHEREAS, On April 1, 2008, the Corporate Authorities approved Ordinance 5456 which granted approval of a conditional use for a planned development with wall signage deviations, on the Carson’s Center property; and,

WHEREAS, conditions of approval associated with Ordinance 5456, Pursuant to Section 155.504(A) (major changes in a planned development) of the Lombard Zoning Ordinance, an application has heretofore been filed requesting approval of an amendment to the conditional use approval for the Carson Center Planned Development, as established by Ordinance 5456, to allow for the Vacant Property to be included within the geographical extent of the planned development.

WHEREAS, the application also requests approval of a conditional use from Sections 155.304 and 155.305 of the Zoning Ordinance to allow for the existing parking lot on the 470 East Roosevelt Road property to remain in its current state; and

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WHEREAS, the application also requests site plan approval authority to the Plan Commission for any future development activity within the planned development.

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on September 15, 2008 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendation with the President and Board of Trustees recommending approval of the petition, subject to conditions of approval; 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 an amendment to the conditional use approval for the Carson Center Planned Development, as established by Ordinance 5456, to allow for the Vacant Property at to be included within the geographical extent of the planned development is hereby granted; subject to the conditions included within Section 4 below.

SECTION 2: That a conditional use from Sections 155.304 and 155.305 of the Zoning Ordinance to allow for the existing parking lot on the Vacant Property is hereby granted; subject to the conditions included within Section 4 below.

SECTION 3: This ordinance is limited and restricted to the property generally located at 400 – 470 E. Roosevelt Road, Lombard, Illinois and legally described as follows:

Parcel 1 (the Carson's Center property)

Lot 1 of Danos Plat of Consolidation of part of the southeast quarter of Section 17, Township 39 North, Range 11 East of the Third Principal

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Meridian, according to the plat thereof recorded February 12, 2002 as Document R2002-044077, in DuPage County, Illinois.

Parcel 2 (the Vacant Property)

Lots 61 and 62, except the south 150.0 feet of said lots as measured on the east and west lines thereof, and all of Lot 63 in Hoepner's Subdivision, being a part of the southeast quarter of Section 17, Township 39 North, Range 11 East of the Third Principal Meridian, in DuPage County Illinois.

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SECTION 4: This ordinance shall be granted subject to compliance with the following conditions:

1. The subject property shall be developed and operated in conformance with the site plan prepared by GEA Architects, dated August 3, 2008 and made a part of this petition.
2. The existing south entrance drive to Fairfield Road shall be redesigned as a right-in, right-out access drive.
3. A perpetual cross-access agreement shall be executed between the subject properties.
4. A cross-park agreement shall also be executed between the subject properties until such time that the 470 E. Roosevelt Road property is redeveloped.
5. The petitioner shall satisfactorily address the IDRC comments including the following:
 - a. The proposed access connections (one to the north and one to the south) shall be curbed and graded so that flow from these areas is directed into the existing stormwater detention system.
 - b. The pavement and base stone located in the far northwest corner shall be removed. This area to be graded level with topsoil and seed.

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- c. All remaining pervious areas to be cleaned of all debris (stone, trash, bricks, etc.) and graded level with topsoil and seed.
- d. All work to be performed to Village standards, specifications, details and requirements.

SECTION 5: The Lombard Plan Commission shall be granted site plan approval authority be granted to the subject properties.

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 ____ day of _____, 2008.

First reading waived by action of the Board of Trustees this 2 day of October, 2008.

Passed on second reading this 2 day of October, 2008.

Ayes: Trustees Gron, Tross, O'Brien, Moreau, Fitzpatrick and Soderstrom

Nays: None

Absent: None

Approved this 2, day of October, 2008.


William J. Mueller, Village President

ATTEST:

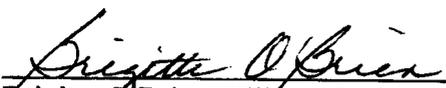

Brigitte O'Brien, Village Clerk

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Published by me in pamphlet form this 8 day of October, 2008



Brigitte O'Brien, Village Clerk

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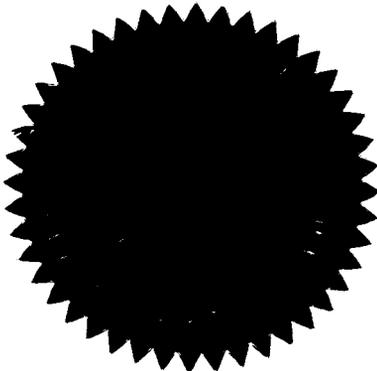


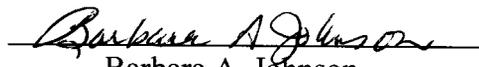
I, **Barbara A. Johnson**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

I further certify that attached hereto is a
copy of ORDINANCE 6240
GRANTING AN AMENDMENT TO ORDINANCE
5456 GRANTING A CONDITIONAL USE FOR A
PLANNED DEVELOPMENT WITH A COMPANION
CONDITIONAL USE FOR NONCONFORMING
STRUCTURES LOCATED IN THE B4A
ROOSEVELT ROAD CORRIDOR ZONING
DISTRICT

of the said Village as it appears from the official records of said Village duly approved this 2nd day of October, 2008.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 27th day of October, 2008.




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