

FRED BUCHOLZ

DUPAGE COUNTY RECORDER

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ORDINANCE 7416

**AN ORDINANCE GRANTING MAJOR CHANGES TO A
PLANNED DEVELOPMENT, AS ESTABLISHED BY
ORDINANCE NO. 2867, 2924, 3679 AND 5054 PURSUANT TO
THE LOMBARD ZONING ORDINANCE, TITLE 15, CHAPTER
155 OF THE CODE OF LOMBARD, ILLINOIS**

PIN(s): 06-~~02~~-200-036

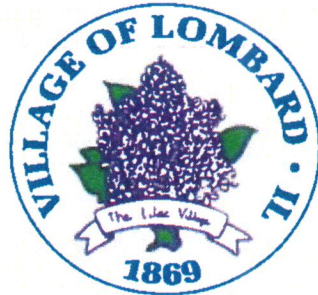
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ADDRESS: 541-581 E. Roosevelt Road

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

**ORDINANCE 7416
PAMPHLET**

**PC 17-27: HIGH POINT SHOPPING CENTER
541-581 E. ROOSEVELT ROAD**



PUBLISHED IN PAMPHLET FORM THIS 8th DAY OF SEPTEMBER, 2017, BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

Sharon Kuderna

Sharon Kuderna
Village Clerk

ORDINANCE NO. 7416

AN ORDINANCE APPROVING MAJOR CHANGES TO A PLANNED DEVELOPMENT, AS ESTABLISHED BY ORDINANCE NO. 2867, 2924, 3679, AND 5054; GRANTING A CONDITIONAL USE PURSUANT TO SECTION 155.417(G)(2)(B) FOR A DRIVE-THROUGH AND DRIVE-IN ESTABLISHMENT/SERVICE; GRANTING A CONDITIONAL USE PURSUANT TO SECTION 155.417(G)(2)(A) FOR OUTSIDE SERVICE AREAS FOR OTHER PERMITTED OR CONDITIONAL USES IN THIS DISTRICT (OUTDOOR DINING); AND GRANTING A DEVIATION TO SECTION 155.417(G)(5) TO ALLOW FOR A FIVE FOOT (5') INTERIOR SIDE YARD SETBACK FOR A DUMPSTER ENCLOSURE, WHERE A TEN FOOT (10') SETBACK IS REQUIRED

(PC 17-27; High Point Center Planned Development - 541-581 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, 541-581 E. Roosevelt Road, the Subject Property, is zoned B4APD Roosevelt Road Corridor District; and,

WHEREAS, an application has been filed requesting approval of: major changes to a planned development, as established by Ordinance No. 2867, 2924, 3679, and 5054; a conditional use pursuant to Section 155.417(G)(2)(b) for a drive-through and drive-in establishment/service; a conditional use pursuant to Section 155.417(G)(2)(a) for outside service areas for other permitted or conditional uses in this district (outdoor dining); and granting a deviation to section 155.417(G)(5) to allow for a five foot (5') interior side yard setback for a dumpster enclosure, where a ten foot (10') setback is required; and

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on August 21, 2017 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 follow:

SECTION 1: That the following relief is hereby granted for the Subject Property, as described in Section 2 below:

1. Major changes to the High Point Center Planned Development, as established by Ordinance No. 2867, 2924, 3679, and 5054;
2. A conditional use pursuant to Section 155.417(G)(2)(b) for a drive-through and drive-in establishment/service;
3. A conditional use pursuant to Section 155.417(G)(2)(a) for outside service areas for other permitted or conditional uses in this district (outdoor dining); and
4. A deviation to Section 155.417(G)(5) to allow for a five foot (5') interior side yard setback for a dumpster enclosure, where a ten foot (10') setback is required.

SECTION 2: That this Ordinance is limited and restricted to the property located at 541-581 E. Roosevelt Road , Lombard, Illinois and legally described as follows:

LOT 1 IN HIGH POINT CENTRE PLAT OF CONSOLIDATION AND DEDICATION, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1987 AS DOCUMENT R87-86353 IN DUPAGE COUNTY, ILLINOIS.

Parcel Identification Number(s): 06-~~02~~-200-036; (the "Subject Property")

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

1. That the major changes to a planned development, conditional use and variations approval are valid only for the subject property at 541-581 E. Roosevelt Road, High Point Center Planned Development;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code, or as provided as part of the original planned development approval set forth in Ordinance 5488:
 - a. Preliminary Site Improvement Plans High Point Centre – Phase 1, prepared by Woolpert, dated 7/17/17;
 - b. Concept Design, prepared by Ethos Workshop, dated 3/7/17;
 - c. Prototypical Front Perspective View of LA Fitness;

- d. Current Site Plan, prepared by Brixmor Property Group;
 - e. Sign Plan, prepared by Doyle Signs, dated 7/12/17; and
 - f. Proposed Exterior Elevations, prepared by 222 Architects, dated 6/27/17.
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
4. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval shall become null and void unless a time extension has been granted by the Village Board.

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 ____, 2017.

First reading waived by action of the Board of Trustees this 7th day of September, 2017.

Passed on second reading this 7th day of September, 2017.

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

Nays: None

Absent: None

Ordinance No. 7416
Re: PC 17-27
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Approved by me this 7th day of September, 2017.


Keith T. Giagnorio, Village President

ATTEST:


Sharon Kuderna, Village Clerk

Published in pamphlet from this 8th day of September, 2017.


Sharon Kuderna, Village Clerk



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 7416
AN ORDINANCE GRANTING MAJOR CHANGES TO A PLANNED
DEVELOPMENT, AS ESTABLISHED BY ORDINANCE
NO. 2867, 2924, 3679 AND 5054 PURSUANT TO
THE LOMBARD ZONING ORDINANCE, TITLE 15, CHAPTER 155
OF THE CODE OF LOMBARD, ILLINOIS

PIN(s): 06-~~02~~-200-036
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ADDRESS: 541-581 E. Roosevelt Road

of the said Village as it appears from the official records
of said Village duly approved this 7th
day of September, 2017.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 30th day of October, 2017.



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