

ORDINANCE NO. 4622

**AN ORDINANCE APPROVING A VARIATION
OF THE LOMBARD ZONING ORDINANCE
TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

ZBA 99-04: 401 South Main Street

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 subject property is zoned B3 Community Shopping District; and,

WHEREAS, an application has been filed with the Village of Lombard requesting a variation from Title 15, Chapter 155, Section 155.414.F.2 of said Zoning Ordinance, to reduce the required corner side yard setback from thirty feet (30') to zero (0) and a variation from Title 15, Chapter 155, Section 155.207.A of said Zoning Ordinance to permit a view obstruction in a clear line-of-sight control area in the B3 Community Shopping District; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on March 24, 1999 pursuant to appropriate and legal notice; and,

WHEREAS, the Zoning Board of Appeals has forwarded its findings to the Board of Trustees with a recommendation of approval to allow an addition to a principal structure to be zero feet (0') from the corner side yard and be located within the thirty foot (30') clear line of sight triangle; and,

WHEREAS, President and Board of Trustees have determined that it is in the best interest of the Village of Lombard to approve the requested variation.

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 variation is hereby granted from the provisions of Title 15, Chapter 155, Section 155.414.F.2 of the Lombard Zoning Ordinance, so as to reduce the side yard setback to zero feet (0'), and from the provisions of Title 15, Chapter 155, Section 155.207.A of the Lombard Zoning Ordinance to obstruct the clear line of sight triangle for the property described in Section 2 below.

SECTION 2: That this ordinance is limited and restricted to the property generally located at 401 South Main Street, Lombard, Illinois, and legally described as follows:

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LOT 1 IN WILLARD HART'S RESUBDIVISION OF PART OF LOT 5 IN THE PLAT OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT SAID RESUBDIVISION RECORDED DECEMBER 5, 1960 AS DOCUMENT 989424, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-08-306-001

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

- A. The entrance/exit signs at Main Street and Hickory Street shall be lowered to be no more than four feet (4') in height.
- B. The directional arrows shall be repainted on the pavement.
- C. A stop sign shall be installed at the ingress/egress off of Hickory Street at the north side of the parking lot.
- D. A sign shall be installed to warn traffic to watch for pedestrians at the ingress/egress off of Hickory Street at the north side of the parking lot.
- E. A sign shall be installed to the north of the building to warn west-bound pedestrians to watch for cars, with the sign location to be approved by the Community Development Director.

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 8th day of April, 1999.

First reading waived by action of the Board of Trustees this _____ day of _____, 1999.

Passed on second reading this 15th day of April, 1999.

Ayes: Trustees Borgatell, Tross, Schaffer, Jaugilas, DeFalco and Kufrin

Nays: None

Absent: None

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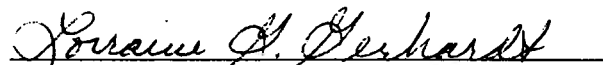
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Approved this 15th day of April, 1999.


William J. Mueller, Village President

ATTEST:


Lorraine G. Gerhardt, Village Clerk