



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

APR. 17, 2018

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OTHER

\$32.00 06-08-121-002

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ORDINANCE 7474

**AN ORDINANCE APPROVING A CONDITIONAL
USE FOR A DRIVE-THROUGH FACILITY
PURSUANT TO SECTION 155.419(C) OF THE
LOMBARD ZONING ORDINANCE; AND
APPROVING VARIATIONS FOR THE PROPERTY
AT 209 & 211 S. MAIN STREET**

PIN(s): 06-08-121-002 AND 06-08-121-003

ADDRESSES:

**209 & 211 S. Main Street
Lombard, IL 60148**

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



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 7474
AN ORDINANCE APPROVING A CONDITIONAL USE
FOR A DRIVE-THROUGH FACILITY PURSUANT TO
SECTION 155.419(C) OF THE LOMBARD ZONING
ORDINANCE; AND APPROVING VARIATIONS FOR THE
PROPERTY AT 209 & 211 S. MAIN STREET

PIN(s): 06-08-121-002 AND 06-08-121-003

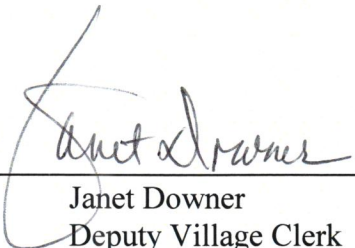
ADDRESSES:

209 & 211 S. Main Street
Lombard, IL 60148

of the said Village as it appears from the official records
of said Village duly approved this 15th
day of February, 2018.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 22th day of February, 2018.





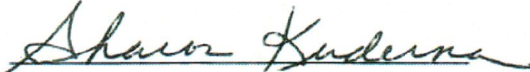
Janet Downer
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

**ORDINANCE 7474
PAMPHLET**

PC 18-06: 209 AND 211 SOUTH MAIN STREET



PUBLISHED IN PAMPHLET FORM THIS 16th DAY OF FEBRUARY 2018, BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.


Sharon Kuderna
Village Clerk

ORDINANCE NO. 7474

AN ORDINANCE APPROVING A CONDITIONAL USE FOR A DRIVE-THROUGH FACILITY PURSUANT TO SECTION 155.419(C) OF THE LOMBARD ZONING ORDINANCE; AND APPROVING VARIATIONS FOR THE PROPERTY AT 209 & 211 S. MAIN STREET

(PC 18-06: Lombard Pharmacy – 209 & 211 S. 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, as described in Section 2 below, is zoned B5A Downtown Perimeter District; and,

WHEREAS, an application has heretofore been filed requiring approval of the following conditional use and variations for the property at 209 and 211 S. Main Street, pursuant to the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code):

1. Grant a conditional use, pursuant to Section 155.419(C) of the Zoning Ordinance, to allow for a drive-through facility;
2. Approve a variation from Section 155.602(A)(5) of the Zoning Ordinance to reduce the length of parking stalls from eighteen feet (18') to sixteen and a half feet (16.5') along the north property line;
3. Approve a variation from Section 153.508(B)(19) of the Sign Ordinance to allow a total area of 67 square feet of wall signage where a maximum area of 50 square feet is permitted.

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on January 22, 2018, 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 conditional use and approval of the variations; 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 a conditional use and variations are hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3:

1. Grant a conditional use, pursuant to Section 155.419(C) of the Zoning Ordinance, to allow for a drive-through facility;

2. Approve a variation from Section 155.602(A)(5) of the Zoning Ordinance to reduce the length of parking stalls from eighteen feet (18') to sixteen and a half feet (16.5') along the north property line;
3. Approve a variation from Section 153.508(B)(19) of the Sign Ordinance to allow a total area of 67 square feet of wall signage where a maximum area of 50 square feet is permitted.

SECTION 2: That this ordinance is limited and restricted to the subject property generally located at 209 & 211 S. Main Street, Lombard, Illinois, and more specifically legally described as set forth below:

PARCEL 1 (06-08-121-002)

THE SOUTH 60 FEET OF THE NORTH 118 FEET OF LOTS 15, 16, 17, 18, 19 AND 20 IN BLOCK 26 IN RESUBDIVISION BY N. MATSON AND OTHERS OF BLOCKS 21, 22, 23, 24, 25, 26, 32, 34, 35 AND 37 AND LOTS 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 AND 28 INCLUSIVE IN BLOCK 29 AND LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 IN BLOCK 36 ALL IN THE ORIGINAL TOWN OF LOMBARD, A SUBDIVISION IN SECTIONS 5, 6, 7, 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED OCTOBER 13, 1873 AS DOCUMENTS 16948, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2 (06-08-121-002)

THE NORTH 118 FEET OF A STRIP OF LAND 15 FEET WIDE OFF THE WEST SIDE OF LOT 14 IN BLOCK 26 IN RESUBDIVISION BY N. MATSON AND OTHERS OF BLOCKS 21, 22, 23, 24, 25, 26, 32, 34, 35 AND 37 AND LOTS 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 AND 28 INCLUSIVE IN BLOCK 29 AND LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 IN BLOCK 36 ALL IN THE ORIGINAL TOWN OF LOMBARD, A SUBDIVISION IN SECTIONS 5, 6, 7, 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED OCTOBER 13, 1873 AS DOCUMENTS 16948, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3 (06-08-121-003)

THE SOUTH 77.6 FEET OF THE WEST 15 FEET OF LOT 14, AND LOTS 15, 16, 17, 18, 19 AND 20 (EXCEPT THE NORTH 118 FEET OF EACH OF SAID LOTS) IN BLOCK 26 IN RESUBDIVISION BY N. MATSON AND OTHERS OF BLOCKS 21, 22, 23, 24, 25, 26, 32, 34, 35 AND 37 AND LOTS 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 AND 28 IN BLOCK 29 AND LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 IN BLOCK 36 ALL IN THE ORIGINAL TOWN OF LOMBARD, A SUBDIVISION IN SECTIONS 5, 6, 7, 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED OCTOBER 13, 1873 AS DOCUMENTS 16948, IN DUPAGE COUNTY, ILLINOIS.

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

1. 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;

2. That the petitioner shall submit a plat of consolidation for staff review and approval, and such plat of consolidation shall be recorded with the DuPage County Recorder's office prior to receiving a certificate of occupancy for the building;
3. That the petitioner shall install a ribbon curb along the south property line;
4. That the petitioner shall install a stop sign and a "do not enter" sign as appropriate at the Maple Street driveway;
5. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
6. 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 ____, 2018.

First reading waived by action of the Board of Trustees this 15th day of February, 2018.

Passed on second reading this 15th day of February, 2018.

Ayes: Village President Giagnorio, Trustee Fugiel, Foltyniewicz and Ware


Nays: None

Absent: Trustee Pike, Whittington and Johnston


Approved this 15th day of February, 2018.


Keith T. Giagnorio
Village President

ATTEST:


Sharon Kuderna
Village Clerk

Published by me in pamphlet form on this 16th day of February, 2018.


Sharon Kuderna
Village Clerk