FRED BUCHOLZ
DUPAGE COUNTY RECORDER
JAN.05,2017 8:25 AM
OTHER $32.00 06-06-100-004

006 PAGES R2017-001206

ORDINANCE 7309

GRANTING A TIME EXTENSION TO ORDINANCE 7204 GRANTING A CONDITIONAL USE AND VARIATIONS PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.414 OF THE LOMBARD ZONING ORDINANCE

PIN(s): 06-06-100-011, -010, -009, -008, -007, -006, -005, -004, -048, -012, -013, -014, and -015; (the "Subject Property")

ADDRESS: 505-537 W. North Avenue and 715-733 N. Columbine Avenue, 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 7309

GRANTING A TIME EXTENSION TO ORDINANCE 7204 GRANTING A CONDITIONAL USE AND VARIATIONS PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.414 OF THE LOMBARD ZONING ORDINANCE

PIN(s): 06-06-100-011, -010, -009, -008, -007, -006, -005, -004, -048, -012, -013, -014, and -015; (the "Subject Property")

ADDRESS: 505-537 W. North Avenue and 715-733 N. Columbine Avenue, Lombard, IL 60148

of the said Village as it appears from the official records
of said Village duly approved this 15th
day of December, 2016.

In **Witness Whereof**, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 4th
day of January, 2017.

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

ORDINANCE 7309
PAMPHLET

PC 15-23: 505-537 W. NORTH AVENUE AND 715-733 N. COLUMBINE AVENUE – TIME EXTENSION

PUBLISHED IN PAMPHLET FORM THIS 16th DAY OF DECEMBER, 2016, BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

Sharon Kuderna
Village Clerk

ORDINANCE NO. 7309

AN ORDINANCE GRANTING A TIME EXTENSION TO ORDINANCE 7204 GRANTING A CONDITIONAL USE AND VARIATIONS PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.414 OF THE LOMBARD ZONING ORDINANCE

(PC 15-23; 505-537 W. North Avenue and 715-733 N. Columbine Avenue)

WHEREAS, on January 7, 2016, the President and Board of Trustees of the Village of Lombard adopted Ordinance 7163 which granted approval of a conditional use for a planned development with the following companion conditional uses and deviations as follows:

a. a conditional use pursuant to Section 155.414 (C)(8) of the Lombard Zoning Ordinance for gasoline sales;
b. deviation pursuant to Section 153.504 (B)(5)(d) to allow for two (2) freestanding signs on one parcel of property, where one (1) is allowed;
c. deviation pursuant to Section 153.504 (B)(5)(b) to allow for the sign surface area to be forty-nine (49) square feet, where thirty (30) square feet is allowed, for each freestanding sign;
d. deviation pursuant to Section 153.223 (E) to allow for a motor fuel reader board at twenty-four (24) square feet, where nine (9) square feet in area, is allowed, for each freestanding sign;
e. a deviation pursuant to Section 155.414 (J) for the transitional yard setback to be seven feet (7'), where ten feet (10') is required;
f. a variation pursuant to Section 154.306 (D)(3)(b) to omit the sidewalk requirement on Broadview Avenue, where it is otherwise required for a Major Development; and,

WHEREAS, pursuant to Section 155.103 (C) and Section 155.103(F) of the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois, a conditional use and variation shall become null and void unless work thereon is substantially underway within twelve (12) months from the date of issuance, unless further action is taken by the Village Board; and,

WHEREAS, construction has not commenced and no building permit has been issued for the development granted by Ordinance 7204; and

WHEREAS, the Village has received a letter from the owner requesting a time extension of said Ordinance; and,

WHEREAS, the President and Board of Trustees have determined that it is in the best interests of the Village of Lombard to grant said extension.

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: Ordinance 7204 is hereby further amended and extended and shall be null and void unless a building permit is obtained and the project is substantially underway by June 1, 2017.

SECTION 2: That all other provisions associated with Ordinance 7204 not amended by this Ordinance shall remain in full force and effect.

SECTION 3: That this Ordinance is limited and restricted to the property located at 505-537 W. North Avenue and 715-733 N. Columbine Avenue, Lombard, Illinois and legally described as follows:

> LOTS 4 THROUGH 11 AND LOTS 32 THROUGH 35 IN BLOCK G IN LOMBARD TERRACE SUBDIVISION, BEING A RESUBDIVISION OF PART OF ELMORE'S NORTHVIEW, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AS DOCUMENT NUMBER R1993,341767 AND ALSO LOT 2 IN JAMES D. RAINE'S RESUBDIVISION OF LOTS 1, 2, AND 3 IN BLOCK G IN LOMBARD TERRACE, BEING A RESUBDIVISION OF PART OF ELMORE'S NORTHVIEW, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AS DOCUMENT NUMBER R1970-027995, IN DUPAGE COUNTY, IL.

Parcel Identification Number(s): 06-06-100-011, -010, -009, -008, -007, -006, -005, -004, -048, -012, -013, -014, and -015; (the "Subject Property")

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 ____, 2016.

First reading waived by action of the Board of Trustees this 15th day of December, 2016.

Passed on second reading this 15th day of December, 2016.

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

Nays: None

Absent: None

Approved this 15th day of December, 2016.

Keith T. Giagnorio
Village President

ATTEST:

Sharon Kuderna

Sharon Kuderna
Village Clerk

Published by me in pamphlet form on this 16th day of December, 2016.

Sharon Kuderna

Sharon Kuderna
Village Clerk