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FRED BUCHOLZ, RECORDER  
DUPAGE COUNTY ILLINOIS  
09/05/2019 11:33 AM

DOCUMENT # R2019-077603

## **ORDINANCE 7664**

### **AN ORDINANCE; GRANTING A MAJOR CHANGE TO A PLANNED DEVELOPMENT PURSUANT TO SECTION 155.504 OF THE LOMBARD ZONING ORDINANCE**

**PIN(s): 05-01-202-020**

**ADDRESS: 645 W North 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 7664

AN ORDINANCE; GRANTING A MAJOR CHANGE TO  
A PLANNED DEVELOPMENT PURSUANT TO  
SECTION 155.504 OF THE LOMBARD ZONING  
ORDINANCE

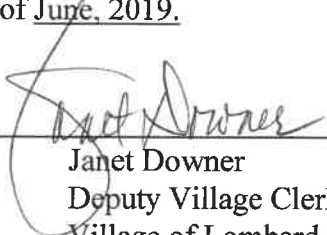
PIN(s): 05-01-202-020

ADDRESS: 645 W. North Ave , Lombard, IL 60148

of the said Village as it appears from the official records  
of said Village duly approved this 20<sup>th</sup>  
day of June, 2019.

**In Witness Whereof**, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 28<sup>th</sup>  
day of June, 2019.



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

**ORDINANCE 7664**

**PAMPHLET**

**PC 19-09: 645 W. NORTH AVENUE, AN ORDINANCE GRANTING  
A MAJOR CHANGE TO A PLANNED DEVELOPMENT  
PURSUANT TO SECTION 155.504 OF THE LOMBARD ZONING ORDINANCE**



**PUBLISHED IN PAMPHLET FORM THIS 21<sup>ST</sup> DAY OF JUNE 2019, BY ORDER  
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE  
COUNTY, ILLINOIS.**

*Sharon Kuderna*

**Sharon Kuderna  
Village Clerk**

**ORDINANCE NO. 7664**

**AN ORDINANCE; GRANTING A MAJOR CHANGE TO A PLANNED  
DEVELOPMENT PURSUANT TO SECTION 155.504 OF THE  
LOMBARD ZONING ORDINANCE**

(PC 19-09: Heron Point Office Planned Development – 645 W. North Avenue)

(See also Ordinance No.(s) 7662, 7663)

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 OPD Office Planned Development; and,

WHEREAS, the Subject Property, as described in Section 2 below, is subject to the standards for the Heron Point Office Planned Development, as adopted by the President and Board of Trustees of the Village of Lombard by Ordinance 4538 and amended by Ordinances 4729 and 5326; and,

WHEREAS, an application has heretofore been filed requiring approval of an amendment to the Heron Point Office Planned Development to provide for a zoning variation from Section 155.706(C) of the Lombard Code of Ordinances to reduce the perimeter parking lot landscaping area from five feet (5') to zero feet (0') in width along the east property line (to accommodate a shared driveway), pursuant to the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code):

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on May 20, 2019, 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 amendment to the Heron Point Office Planned Development; 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 Heron Point Office Planned Development to provide for a zoning variation from Section 155.706(C) of the Lombard Code of Ordinances to reduce the perimeter parking lot landscaping area from five feet (5') to zero feet (0') in width along

the east property line (to accommodate a shared driveway), pursuant to the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code), is hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3.

**SECTION 2:** That this ordinance is limited and restricted to the subject property generally located at 645 W. North Avenue, Lombard, Illinois, and more specifically legally described as set forth below:

LOT 1 IN LOT 1 OF HERON POINT PLAT OF RESUBDIVISION, A RESUBDIVISION OF LOT 1 IN HERON POINT PLAT OF RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 30, 2005 AS DOCUMENT R2005-064497, IN DUPAGE COUNTY, ILLINOIS.

PIN:05-01-202-020

**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 satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
3. 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 \_\_\_\_\_, 2019.

First reading waived by action of the Board of Trustees this 20<sup>th</sup> day of June, 2019.

Passed on second reading this 20<sup>th</sup> day of June, 2019, pursuant to a roll call vote as follows:

Ayes: Trustee Whittington, Puccio, Foltyniewicz, Honig, Militello and Ware

Nays: None

Absent: None

Ordinance No. 7664

Re: PC 19-09

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Approved by me this 20<sup>th</sup> day of June, 2019.

  
Keith T. Giagnorio, Village President

ATTEST:

  
Sharon Kuderna, Village Clerk

Published in pamphlet form this 21<sup>st</sup> day of June, 2019.

  
Sharon Kuderna, Village Clerk