

ORDINANCE 7880

PAMPHLET

**PC 20-25: 1300 S. MAIN STREET, SUITES D AND E
LOMBARD VETERINARY HOSPITAL**



PUBLISHED IN PAMPHLET FORM THIS 6TH DAY OF NOVEMBER 2020, BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

Sharon Kuderna

Sharon Kuderna
Village Clerk

ORDINANCE NO. 7880

AN ORDINANCE GRANTING A CONDITIONAL USE FOR AN ANIMAL HOSPITAL AND KENNEL PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.417(G)(2) OF THE LOMBARD CODE OF ORDINANCES

PC 20-25; 1300 S. Main Street, Suites D & E

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 defined below is zoned Roosevelt Road Corridor B4A District; and,

WHEREAS, an application has been filed requesting approval for a conditional use pursuant to Section 155.417(G)(2) of the Lombard Zoning Ordinance to allow an animal hospital and kennel; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on October 19, 2020, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the conditional use, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions 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 the following conditional use for an animal hospital and kennel is hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3.

SECTION 2: That this Ordinance is limited and restricted to the property located at 1300 S. Main Street, Suites D and E, Lombard, Illinois and legally described as follows:

That part of the east 592.0 feet of the northeast $\frac{1}{4}$ of section 19, township 39 north, range 11, east of the third principal meridian, which lies north of the north line of Rebecca Road, and the north line of Rebecca Road extended west, as per melody lane estates unit No. 1 (excepting therefrom the north 337.80 feet thereof and except that part dedicated for MainStreet as per said Melody Lane estates unit No. 1), in DuPage County, Illinois.

Parcel Number: 06-19-201-018 (the "Subject Property").

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 plans submitted as part of this request;
2. That the petitioner shall make the following improvements to the tenant space, as noted in this report:
 - a. Tenant separation walls shall have sound batting installed between this space and adjoining tenant spaces;
 - b. Air sealing of the tenant separation walls (top and bottom of walls);
 - c. Adjustment of the outside air dampers for the rooftop HVAC units to have this proposed space be negative air pressure to pull air from the space and exhaust it out of the roof rather than positive air pressure that could push smells into other adjoining spaces;
3. That any fencing installed in the grassy area to the south of the tenant space shall meet Village Code provisions for fencing;
4. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
5. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the animal day care facility and animal hospital and kennel are not established by said date, this relief shall be deemed null and void.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed on first reading this _____ day of _____, 2020.

First reading waived by action of the Board of Trustees this 5th day of November, 2020.

Passed on second reading this 5th day of November, 2020, pursuant to a roll call vote as follows:

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

Nays: None

Absent: Trustee Whittington

Approved by me this 5th day of November, 2020.


Keith Giagnorio, Village President

Ordinance No. 7880

Re: PC 20-25

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ATTEST:


Sharon Kuderna, Village Clerk

Published by me in pamphlet form this 6th day of November, 2020.


Sharon Kuderna, Village Clerk