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KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
07/31/2023 09:40 AM

DOCUMENT # R2023-047996

ORDINANCE 8174

AN ORDINANCE GRANTING VARIANCES FOR ADDITIONS TO AN EXISTING BANQUET HALL BUILDING PURSUANT TO TITLE 15, CHAPTER 155

03-32-416-028

PIN(s): 03-32-416-027 and ~~028~~

ADDRESS: 530 E. North Avenue, Lombard IL

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

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I, **Sheila York**, 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 8174

AN ORDINANCE GRANTING VARIANCES FOR
ADDITIONS TO AN EXISTING BANQUET HALL
BUILDING PURSUANT TO TITLE 15, CHAPTER 155 OF
THE LOMBARD ZONING ORDINANCE

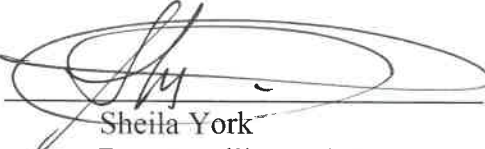
PIN(s) 03-32-416-027 and ~~028~~ ⁰³⁻³²⁻⁴¹⁶⁻⁰²⁸

ADDRESS: 530 E. North Avenue, Lombard Il

of the said Village as it appears from the official records
of said Village duly approved this 20th
day of July 2023.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate
Seal of said **Village of Lombard**, Du Page County, Illinois this 28th
day of July 2023.




Sheila York
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

**ORDINANCE 8174
PAMPHLET**

PC 23-15: 530 E. NORTH AVE. - SHAHI BANQUETS



PUBLISHED IN PAMPHLET FORM THIS 21ST DAY OF JULY, 2023, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.

Elizabeth Brezinski

Elizabeth Brezinski
Village Clerk

ORDINANCE NO. 8174

**AN ORDINANCE GRANTING VARIANCES FOR ADDITIONS
TO AN EXISTING BANQUET HALL BUILDING PURSUANT
TO TITLE 15, CHAPTER 155 OF THE LOMBARD ZONING
ORDINANCE**

PC 23-15; 530 E. North Avenue

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 B4 Corridor Commercial District; and,

WHEREAS, an application has been filed requesting approval for variances pursuant to Chapter 155 of the Lombard Zoning Ordinance for alterations to an existing building; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on June 19, 2023 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the variances, 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: A variance for the east corner side yard setback pursuant to Section 155.416(F)(2) of Village Code to 14 feet, where 30 feet is required for the proposed porte-cochere entrance/canopy addition to the building is hereby granted for the Subject Property legally described in Section 3 and subject to the conditions set forth in Section 4.

SECTION 2: A variance for a rear yard setback pursuant to Section 155.416(F)(4) of Village Code to 18 feet, where 30 feet is required for the west storeroom/office addition and increased height of the building is hereby granted for the Subject Property legally described in Section 3 and subject to the conditions set forth in Section 4.

SECTION 3: That this Ordinance is limited and restricted to the property located at 530 E. North Avenue, Lombard, Illinois and legally described as follows:

PARCEL 1: LOTS 8, 9, 10 AND 11 IN BLOCK 11 IN NORTH AVENUE MANOR, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 1928 AS DOCUMENT 269443, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: LOT 12 IN BLOCK 11 IN NORTH AVENUE MANOR, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 1928 AS DOCUMENT 269443, IN DUPAGE COUNTY, ILLINOIS.

03-32-416-028

Parcel Numbers: 03-32-416-027 and 028 (the "Subject Property").

SECTION 4: This ordinance shall be granted subject to compliance with the following conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.
2. 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: Architecture and Site Plans, prepared by Omat Construction.
3. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

SECTION 5: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Ordinance No. 8174
Re: PC 23-15
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Passed on first reading this _____ day of _____, 2023.

First reading waived by action of the Board of Trustees this 20th day of July, 2023.

Passed on second reading this 20th day of July, 2023.

Ayes: _ Trustee LaVaque, Puccio, Dudek, Honig, Militello and Bachner

Nays: _ None

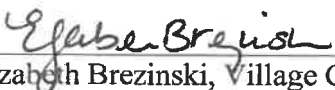
Absent: None

Approved by me this 20th day of July, 2023.



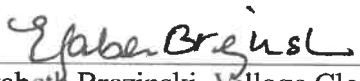
Keith T. Giagnorio, Village President

ATTEST:



Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 21st day of July, 2023.



Elizabeth Brezinski, Village Clerk