

FRED BUCHOLZ

DUPAGE COUNTY RECORDER

SEP. 07, 2017

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OTHER

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ORDINANCE 7363

**AN ORDINANCE APPROVING A CONDITIONAL USE TO
ALLOW FOR AN ANIMAL HOSPITAL AND KENNEL AND
APPROVING COMPANION VARIATIONS FOR THE
PROPERTY AT 244 W. ROOSEVELT ROAD**

PIN(s): 06-18-420-027

ADDRESS: 244 W. Roosevelt Road (Carriage Animal Clinic)

Prepared by and Return To:

**Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148**

**ORDINANCE 7363
PAMPHLET**

PC 17-11: 244 W. ROOSEVELT ROAD



**PUBLISHED IN PAMPHLET FORM THIS 21ST DAY OF APRIL, 2017, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.**

A handwritten signature in black ink, appearing to read "Sharon Kuderna".

**Sharon Kuderna
Village Clerk**

ORDINANCE NO. 7363

**AN ORDINANCE APPROVING A CONDITIONAL USE TO ALLOW
FOR AN ANIMAL HOSPITAL AND KENNEL AND APPROVING
COMPANION VARIATIONS FOR THE PROPERTY AT 244 W.
ROOSEVELT ROAD**

(PC 17-11: Carriage Animal Clinic – 244 W. Roosevelt Road)

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 Conservation Recreation District; and,

WHEREAS, an application has heretofore been filed requiring approval of the following conditional use and variations, pursuant to the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code):

1. Pursuant to Section 155.417(G)(2)(b)(i) approve a conditional use for an animal hospital and kennel;
2. Pursuant to Section 155.417(G)(3) approve a variation for a minimum lot area of 19,000 square feet, where 40,000 is required;
3. Pursuant to Section 155.417(G)(4) approve a variation for a minimum lot width of 132' where 150' is required;
4. Pursuant to Section 155.417(G)(5)(a) approve a variation for a front yard setback of 25' where 30' is required;
5. Pursuant to Section 155.417(G)(8) approve a variation for a transitional building setback of 30' where 40' is required; and
6. Pursuant to Section 155.707(A)(5)(a) approve a variation for a transitional landscape yard of 24' where 30' is required.

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on March 20, 2017, 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 as set forth below are hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3:

1. Pursuant to Section 155.417(G)(2)(b)(i) approve a conditional use for an animal hospital and kennel;
2. Pursuant to Section 155.417(G)(3) approve a variation for a minimum lot area of 19,000 square feet, where 40,000 is required;
3. Pursuant to Section 155.417(G)(4) approve a variation for a minimum lot width of 132' where 150' is required;
4. Pursuant to Section 155.417(G)(5)(a) approve a variation for a front yard setback of 25' where 30' is required;
5. Pursuant to Section 155.417(G)(8) approve a variation for a transitional building setback of 30' where 40' is required; and
6. Pursuant to Section 155.707(A)(5)(a) approve a variation for a transitional landscape yard of 24' where 30' is required.

SECTION 2: That this ordinance is limited and restricted to the subject property generally located at 244 W. Roosevelt Road, Lombard, Illinois, and more specifically legally described as set forth below:

LOT ONE IN HEARLE'S CONSOLIDATION PLAT, A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

PIN: 06-18-420-027

SECTION 3: 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 Linden Group, dated 2/27/2017; and Preliminary Engineering Plans, prepared by Advantage Consulting Engineers, LLC, dated 2/24/17;
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;
4. Caging or boarding of animals shall not be allowed in the outdoor area. The outdoor area shall be reserved as an area where animals can roam freely;
5. The outdoor area shall be maintained with an eight foot (8') solid fence that shall be maintained in a good state of repair at all times;
6. No animals shall be allowed outside between 10:30pm and 7:00am;

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7. That the petitioner shall submit a photometric plan during permit review; and
8. A Plat of Consolidation must be recorded before permits shall be released.

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 6th day of April, 2017.

First reading waived by action of the Board of Trustees this ____ day of April, 2017.

Passed on second reading this 20th day of April, 2017.

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

Nays: None

Absent: None


Approved this 20th day of April, 2017.


Keith T. Giagnorio
Village President

ATTEST:


Sharon Kuderna
Village Clerk

Published by me in pamphlet form on this 21st day of April, 2017


Sharon Kuderna
Village Clerk



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 true and correct copy of

ORDINANCE NO. 7363

APPROVING A CONDITIONAL USE TO ALLOW FOR AN ANIMAL HOSPITAL AND KENNEL AND APPROVING COMPANION VARIATIONS FOR THE PROPERTY

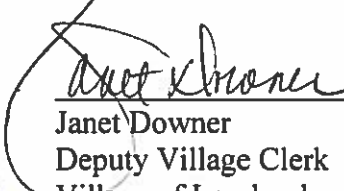
PIN: 06-18-420-024

ADDRESS: 244 W. ROOSEVELT ROAD
LOMBARD IL 60148

of the said Village as it appears from the official records of said Village duly approved this 20th day of April, 2017.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 15th of August, 2017.





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