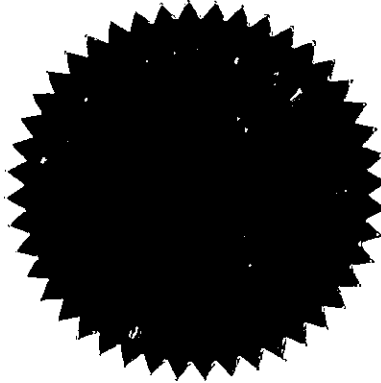


ORDINANCE 4624

PAMPHLET

FRONT OF PAMPHLET

GRANTING A CONDITIONAL USE FOR
A PLANNED DEVELOPMENT WITH
EXCEPTIONS AND CONDITIONAL USE
FOR OFF-SITE PARKING PURSUANT TO THE
LOMBARD ZONING ORDINANCE
AT 125 W. ST. CHARLES ROAD



PUBLISHED IN PAMPHLET FORM THIS 13th DAY OF MAY, 1999.
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,
DUPAGE COUNTY, ILLINOIS.

Lorraine G. Gerhardt
Lorraine G. Gerhardt
Village Clerk

AN ORDINANCE GRANTING CONDITIONAL USE APPROVAL FOR
A PLANNED DEVELOPMENT WITH EXCEPTIONS
AND CONDITIONAL USE APPROVAL FOR OFF-SITE PARKING AND THE
ESTABLISHMENT OF AN OFF-SITE PARKING LOT
PURSUANT TO THE LOMBARD ZONING ORDINANCE,
TITLE 15, CHAPTER 155, OF THE CODE OF LOMBARD, ILLINOIS

(PC 99-12: 125 W. St. Charles 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 Lombard Village Code; and,

WHEREAS, the subject property is zoned B5 Central Business District; and,

WHEREAS, an application has been filed requesting conditional use approval for a Planned Development with exceptions for the property described in Section 2 below; and,

WHEREAS, a public hearing on such application for Planned Development approval has been conducted by the Village of Lombard Plan Commission on April 19, 1999, 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 Planned Development and exceptions described herein; and

WHEREAS, the President and Board of Trustees of the Village of Lombard have reviewed the request and find that it would be in the best interest of the Village to grant said approval subject to the terms and conditions established by this ordinance, and in accordance with the findings and recommendations of the Plan Commission which are incorporated herein by reference.

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 conditional use approval for off-site parking and the establishment of an off-site parking lot, pursuant to Section 155.416.C.6 (Title 15, Chapter 155, Section 155.416.C.6 of the Lombard Village Code), and conditional use approval for a Planned Development with exceptions, pursuant to Sections 501-510 of the

Lombard Zoning Ordinance (Title 15, Chapter 155 Section 155.501-155.510 of the Lombard Village Code) is hereby granted for the property described in Section 2 below.

Section 2: That this ordinance is limited and restricted to the property generally located at 125 W. St. Charles Road, Lombard, Illinois, and legally described as follows:

Lot 1 of the Parkview Pointe Consolidation of part of the northeast quarter of Section 7, Township 39 North, Range 11 East of the Third Principal Meridian, in DuPage County, Illinois, recorded November 12, 1998 as Document R98-236143 in Book 189 of Plats, Page 58, all in DuPage County, Illinois.

PIN: 06-07-209-021

Section 3: An exception from the Lombard Village Code is hereby granted in conjunction with the Conditional Use for a Planned Development, subject to the conditions set forth in Section 4 below, to reduce the parking standards by one (1) space.

Section 4: That the aforementioned approval is subject to the following terms and conditions:

1. The property shall be developed in substantial compliance with the Site Plan prepared by Landmark Engineering Corporation, dated May 12, 1998 and revised March 1, 1999 and the Architectural renderings, prepared by Haylock Design, Inc. dated March 3, 1999 and subject to the following conditions:

a. 50 percent of the footprint of the structure shall be dedicated to commercial use on the first floor.

2. The mechanical room location is subject to relocation and said location shall be approved by the Fire Chief.

Section 5: That 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 _____, 1999.

First reading waived by action of the Board of Trustees this _____ day of _____, 1999.

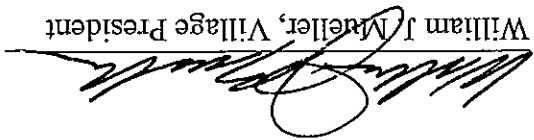
Passed on second reading this _____ day of _____, 1999.

Ayes: Trustees Borgatell, Tross, Schaffer, Sebby, Florey and Kuftrin

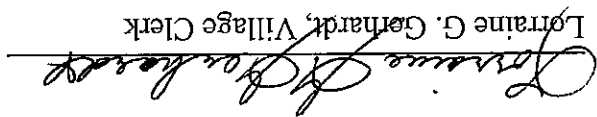
Nays: None

Absent: None

Approved this 6th day of May, 1999.


William J. Mueller, Village President

ATTEST:


Lorraine G. Gerhardt, Village Clerk

