

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
MAR.03,2006 11:10 AM
OTHER 06-05-427-001
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ORDINANCE 5807

**GRANTING VARIATIONS TO SECTIONS 155.415(F) (2),
155.415(F) (4), AND 155.506(B) (19) (A) (2) OF THE
LOMBARD ZONING ORDINANCE**

PIN: 06-05-427-001

Address: 524 E. St. Charles Place, Lombard

Return To:

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

ORDINANCE NO. 5807

AN ORDINANCE GRANTING VARIATIONS TO SECTIONS 155.415 (F) (2), 155.415 (F) (4), AND 155.506 (B) (19) (A) (2) OF THE LOMBARD ZONING ORDINANCE

(PC 06-03: 524 E. St. Charles Place)

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 B3 Community Commercial District; and,

WHEREAS, an application has been filed requesting approval of a variation from Section 155.415 (F)(2) of the Lombard Zoning Ordinance to allow for a variation in the corner side yard setback from thirty feet (30') to twenty-two feet (22'); and

WHEREAS, said application also requests approval of a variation from Section 155.415 (F)(4) of the Zoning Ordinance to allow for a variation in the rear yard setback from thirty feet (30') to zero feet (0'); and,

WHEREAS, said application also requests approval of a variation from Section 153.506 (B)(19)(a)(2) of the Sign Ordinance to allow a variation for three (3) wall signs; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on January 23, 2006 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 variation and conditional use described herein, subject to conditions; and,

WHEREAS, the President and Board of Trustees did 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 variation is hereby granted for the property described in Section 3 below to allow for a variation in the corner side yard setback from thirty feet (30') to twenty-two feet (22'), subject to the conditions set forth in Section 5 below.

SECTION 2: That a variation is hereby granted for the property described in Section 3 below to allow for a variation in the rear yard setback from thirty feet (30') to zero feet (0'), subject to the conditions set forth in Section 5 below.

SECTION 3: That a variation is hereby granted for the property described in Section 3 below to allow a variation for three (3) wall signs, subject to the conditions set forth in Section 5 below.

SECTION 4: That this Ordinance is limited and restricted to the property located at 524 E. St. Charles Place, Lombard, Illinois and legally described as follows:

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF ST. CHARLES ROAD (NOW KNOWN AS ST. CHARLES PLACE) WHICH IS 726.1 FEET EAST OF THE EAST LINE OF GRACE STREET FOR A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF THE HIGHWAY (NOW KNOWN AS EAST ST. CHARLES ROAD), MAKING AN ANGLE OF 26 DEGREES 2 MINUTES WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 220.3 FEET TO AN IRON STAKE; WHICH IS ON THE SOUTH RIGHT OF WAY OF CHICAGO GREAT WESTERN RAILROAD; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID RAILROAD FOR A DISTANCE OF 138.2 FEET TO A STAKE; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 75 DEGREES 26 MINUTES

TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 62.6 FEET TO A STAKE ON THE NORTH LINE OF ST. CHARLES ROAD (NOW KNOWN AS ST. CHARLES PLACE); THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF ST. CHARLES ROAD (NOW KNOWN AS ST. CHARLES PLACE) A DISTANCE OF 331.3 FEET, TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

Parcel Number: 06-05-427-001; (the "Subject Property").

SECTION 4: The variations as provided for in Sections 1, 2, and 3 of this Ordinance shall be granted subject to compliance with the following conditions:

1. The property shall be developed in accordance with the site plan and building elevation packet prepared by Randy Pruyn, ALA, dated December 14, 2005 and made a part of this petition.
2. The petitioner shall apply for and receive a building permit for the proposed improvements on the property.
3. The project shall be developed consistent with Village Code.

SECTION 5: This Ordinance, upon approval, shall be recorded by the Village with the Office of County Recorder.

SECTION 6: 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 _____, 2006.

First reading waived by action of the Board of Trustees this 2nd day of February, 2006.

Passed on second reading this 2nd day of February, 2006, pursuant to a roll call vote as follows:

Ordinance No. 5807

Re: PC 06-03

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Ayes: Trustees Gron, Tross, O'Brien, Sebby, Florey and Soderstrom

Nays: None

Absent: None

Approved by me this 2nd day of February, 2006.

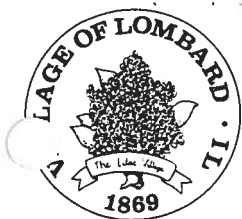

William J. Mueller, Village President

ATTEST:


Brigitte O'Brien, Village Clerk

Published in pamphlet from this 6th day of February, 2006.


Brigitte O'Brien, Village Clerk



I, **Barbara A. Johnson**, 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.

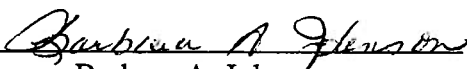
I further certify that attached hereto is a true and correct copy of ORDINANCE 5807

AN ORDINANCE GRANTING VARIATIONS FOR
THE PROPERTY LOCATED AT 524 EAST ST.
CHARLES PLACE, LOMBARD, DUPAGE
COUNTY, ILLINOIS, PIN # 06-05-427-001

of the said Village as it appears from the official records of said Village duly passed on February 2, 2006.

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 February, 2006.




Barbara A. Johnson
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois