


**ORDINANCE 7916  
PAMPHLET**

**PC 20-29: 401-425 S. MAIN STREET, HELEN PLUM LIBRARY  
AN ORDINANCE GRANTING APPROVAL OF A PLANNED DEVELOPMENT WITH  
COMPANION CONDITIONAL USES, DEVIATIONS AND VARIATIONS FROM THE  
LOMBARD CODE OF ORDINANCES**



PUBLISHED IN PAMPHLET FORM THIS 22<sup>ND</sup> DAY OF JANUARY 2021, BY ORDER  
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE  
COUNTY, ILLINOIS.

  
Sharon Kuderna  
Village Clerk

**ORDINANCE NO. 7916**

**AN ORDINANCE GRANTING APPROVAL OF A PLANNED DEVELOPMENT  
WITH COMPANION CONDITIONAL USES, DEVIATIONS AND VARIATIONS  
FROM THE LOMBARD CODE OF ORDINANCES**

**(PC 20-29: 401-425 S. Main Street, Helen Plum Public Library)**

(See also Ordinance No(s). 7915, 7917)

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 President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Sign Ordinance, otherwise known as Title 15, Chapter 153 of the Code of Lombard, Illinois; and,

WHEREAS, an application has heretofore been filed requesting approval of a planned development with companion conditional uses, deviations and variations from the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code) and the Lombard Sign Ordinance (Title 15, Chapter 153 of the Village Code), as set forth in Section 1 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on December 21, 2020, 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 with companion conditional uses, deviations and variations described herein; 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 planned development with companion conditional uses, deviations and variations from the Lombard Code of Ordinances, 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 155.419(C) of Village Code, establish a new planned development for the property with the following zoning relief:
  - a. Pursuant to Section 155.419(C) as amended per PC 20-28, grant a conditional use for a cultural facility/institution (library);

- b. Pursuant to Section 155.419(C), grant a conditional use for a drive-through establishment/service;
  - c. Pursuant to Section 155.419(C), grant a conditional use for an outside service area;
  - d. Pursuant to Section 155.419(G)(2), grant a conditional use for a building that is 43 feet in height;
  - e. Pursuant to Section 153.508, grant a deviation to allow for 112 square feet of wall signage where 50 square feet of wall signage is permitted;
  - f. Pursuant to Section 153.508, grant a deviation to allow a freestanding sign with 33 square feet in surface area, where a sign of 20 square feet in surface area is permitted;
  - g. Pursuant to Sections 155.419(K) and 155.707(B)(3)(a), grant a variation to allow for a fence in the transitional landscape yard that is eight feet in height and less than eight feet from the lot line, where a fence that is six feet in height and not less than eight feet from the lot line is required; and
2. Grant Site Plan Approval Authority to the Lombard Plan Commission, as set forth within Sections 155.504 and 155.511 of Village Code, and not being considered concurrent with the approval of the planned development.

SECTION 2: That this ordinance is limited and restricted to the subject property generally located at 401-425 S. Main Street, Lombard, Illinois, and legally described as follows:

**PARCEL 1**

LOT 1 IN BLOCK 9 IN DUPAGE HIGHLANDS, BEING A SUBDIVISION OF THAT LOT 1 IN WILLARD HART'S RESUBDIVISION OF PART OF LOT 5 IN THE PLAT OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED DECEMBER 5, 1960 AS DOCUMENT 989424, IN DUPAGE COUNTY, ILLINOIS.

**PARCEL 2**

THE NORTH 15 FEET OF THE SOUTH 50 FEET OF LOT 2 OF WILLARD HART'S RESUBDIVISION OF THAT PART OF LOT 5 IN THE PLAT OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTH LINE OF THE MORNINGSIDE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUN 1, 1908 AS DOCUMENT 93664, IN DU PAGE COUNTY, ILLINOIS, LESS THE PARCEL PREVIOUSLY DEEDED OUT AND KNOWN AS THE NORTH 15 FEET OF THE SOUTH 50 FEET OF LOT 2 (EXCEPT THE WEST 230 FEET, AS MEASURED ON THE MOST

SOUTHERLY NORTH LINE OF SAID LOT 2 AND ALSO EXCEPT THE SOUTH 35 FEET) IN WILLARD HART'S RESUBDIVISION OF THAT PART OF LOT 5 IN THE PLAT OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF MORNINGSIDESUBDIVISION, ACCORDING TO THE PLAT OF SAID WILLIAM HART'S RESUBDIVISION RECORDED DECEMBER 5, 1960 AS DOCUMENT 989424 IN DUPAGE COUNTY, ILLINOIS.

**PARCEL 3**

THE SOUTH 35 FEET OF LOT 2 IN WILLARD HART'S RESUBDIVISION OF PART OF THAT PART OF LOT 5 IN THE PLAT OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE MORNINGSIDESUBDIVISION IN DUPAGE COUNTY, ILLINOIS.

PINs: 06-08-306-001, 06-08-306-003, 06-08-306-047

SECTION 3: This Ordinance is approved 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 satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. The petitioner shall address KLOA's comments on the drive-through service lane, with revised plans to be reviewed during permit review by engineering staff;
4. The petitioner shall record a plat of consolidation of the subject property prior to obtaining a building permit; and
5. Pursuant to the Village Code, 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.

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 7<sup>th</sup> day of January, 2021.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2021.

Passed on second reading this 21<sup>st</sup> day of January, 2021, pursuant to a roll call vote as follows:

Ordinance No. 7916  
Re: PC 20-29  
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Ayes: Trustee Whittington, Puccio, Foltyniewicz, Honig, Militello and Ware

Nays: None

Absent: None

Approved by me this 21<sup>st</sup> day of January, 2021.



Keith T. Giagnorio, Village President

ATTEST:



Sharon Kuderna, Village Clerk

Published by me in pamphlet form this 22<sup>nd</sup> day of January, 2021.



Sharon Kuderna, Village Clerk