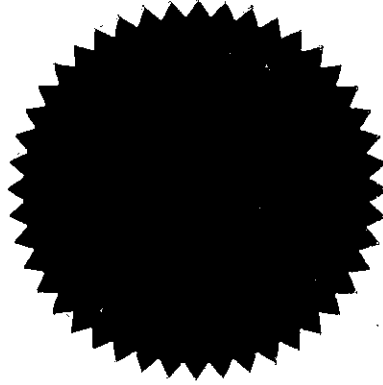


PUBLISHED IN PAMPHLET FORM THIS 12TH DAY OF APRIL, 2000. BY ORDER OF  
THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE  
COUNTY, ILLINOIS.



(ZBA 00-02: 300 West North Avenue)

AN ORDINANCE APPROVING A VARIATION  
OF THE LOMBARD ZONING ORDINANCE  
TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS

FRONT OF PAMPHLET

PAMPHLET

ORDINANCE 4777

*Lorraine G. Gerhardt*  
Lorraine G. Gerhardt  
Village Clerk  
*Accepted*

AN ORDINANCE APPROVING A VARIATION OF THE LOMBARD ZONING ORDINANCE OF THE VILLAGE OF LOMBARD, ILLINOIS

(ZBA 00-02: 300 West 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 is zoned I Limited Industrial District; and, WHEREAS, an application has been filed with the Village of Lombard requesting a variation from Title 15, Chapter 155, Section 155.602.A.3.d of said Zoning Ordinance, to allow parking to be located within the required front and corner side yards; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on March 22, 2000, pursuant to appropriate and legal notice; and, WHEREAS, the Zoning Board of Appeals has forwarded its findings and recommendations to the Board of Trustees with a recommendation of approval to allow parking to be located within the required front and corner side yards; and,

WHEREAS, President and Board of Trustees have determined that it is in the best interest of the Village of Lombard to approve the requested variation.

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 from the provisions of Title 15, Chapter 155, Section 155.602.A.3.d of the Lombard Zoning Ordinance, for the property described in Section 2 below, so as to allow parking in the required front and corner side yards.

SECTION 2: That this ordinance is limited and restricted to the property generally located at 300 West North Avenue, Lombard, Illinois, and legally described as follows:

That part of Lot 2 lying south of a line drawn at right angles to the east line of said Lot 2 from a point on said east line, 249.89 feet, as measured along

said east line, north of the southeast corner of said Lot 2 in North and Lombard Subdivision, being a subdivision of part of the south 1/2 of the west 1/2 of the southeast 1/4 of Section 31, Township 40 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded April 2, 1980 as Document Number R80-19268, in DuPage County, Illinois.

Parcel No: 03-31-400-017

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

- A. The site shall be developed in substantial compliance with the Proposed Parking Lot Plan #2, prepared by Eddy Engineering, Inc., dated February 25, 2000, with the following changes:
  - 1. Three (3) accessible parking spaces shall be provided and signed per Code requirements.
  - 2. The parking lot shall be designed to accommodate the Village of Lombard's largest fire truck.
  - 3. The parking shall be set at least fourteen and one half (14.5') from the North Avenue right-of-way. To achieve this setback, the drive aisle shall be reduced to twenty-four feet (24') in width and the row of parallel parking on the south side of the building shifted two feet (2') to the north. The row of parallel parking on the south side of the building shall also be shifted two feet (2') to the east.
- B. Perimeter and interior parking lot landscaping shall be provided per the standards of the Lombard Zoning Ordinance.
- C. One (1) parkway tree shall be installed every forty feet (40') along Lombard Road.
- D. The petitioner shall pay to the Village a fee equivalent to the cost of installing one (1) parkway tree every forty feet (40') along North Avenue, and shall grant a temporary construction easement along the front of their property to the Village. At such time that IDOT completes improvements to North Avenue, the Village will review the landscaping installed by IDOT in front of the subject

property. If the landscaping installed by IDOT does not meet the  
parkway planting requirements of the Lombard Zoning Ordinance,  
then the Village will install parkway trees along North Avenue, on  
the petitioner's property, in order to bring the landscaping up to  
the Village's minimum standard. If the landscaping installed by  
IDOT meets or exceeds the Village's parkway planting  
requirements, then the Village will not install any new parkway  
trees. Any money which the Village does not use will be refunded  
to the petitioner.

F. Stormwater management calculations and a plan showing the  
existing detention pond shall be submitted for review during the  
building permit process. These calculations shall demonstrate that  
adequate stormwater detention is being provided for the new  
imperious surface area.

**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 \_\_\_\_\_ day of \_\_\_\_\_, 2000.

First reading waived by action of the Board of Trustees this 6th day of April, 2000.

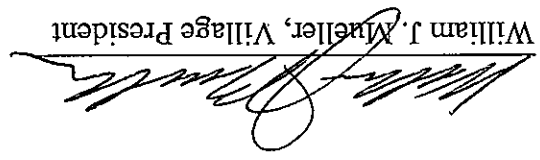
Passed on second reading this 6th day of April, 2000.

Ayes: ~~Trustees, Borgatell, Tross, Schnfer, Sebby, Flerey and Kufriin~~

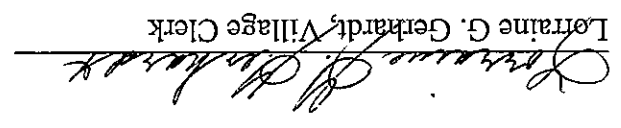
Nays: None

Absent: None

Approved this 6th day of April, 2000.

  
William J. Mueller, Village President

ATTEST:

  
Lorraine G. Gerhardt, Village Clerk

