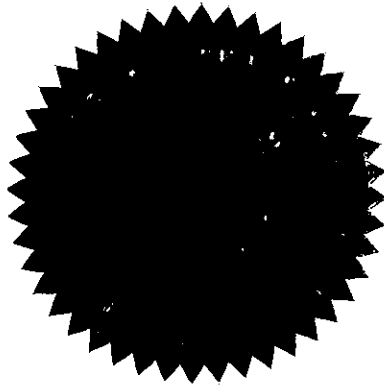


PUBLISHED IN PAMPHLET FORM THIS 21ST DAY OF September, 2004
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,
DUPAGE COUNTY, ILLINOIS.

Barbara A. Johnson
Barbara A. Johnson
Deputy Village Clerk



AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE VILLAGE OF LOMBARD
AN ORDINANCE AMENDING ORDINANCE NUMBER 4403, REDESIGNATING THE
PROPERTY FROM COMMUNITY COMMERCIAL TO OFFICE
AN ORDINANCE APPROVING A MAP AMENDMENT (REZONING) FROM R1 TO O
OFFICE
AN ORDINANCE GRANTING CONDITIONAL USE FOR OFF-SITE PARKING AND
PARKING SPACE VARIATION
1815 SOUTH HIGHLAND AVENUE AND 1818 SOUTH STEWART AVENUE

PAMPHLET

ORDINANCE 5549
5548
5547
5546

ORDINANCE NO. 5549

AN ORDINANCE GRANTING A CONDITIONAL USE FOR OFF-SITE PARKING WITH A VARIATION ALLOWING FOR PARKING SPACES TO BE LOCATED FARTHER THAN 300 FEET FROM THE MAIN ENTRANCE TO THE PRINCIPAL BUILDING

(PC 04-26: 1815 South Highland Avenue and 1818 South Stewart Avenue)

(See also Ordinance(s) 5546, 5547, 5548)

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, an application has heretofore been filed requesting a conditional use for a off-site parking with a variation from Section 155.602 (A)(3)(b) of the Zoning Ordinance to allow for parking spaces to be located farther than 300 feet from the main entrance to the principal building; and,

WHEREAS, said application requests approval of a aforementioned actions on the property described in Section 2 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on August 16, 2004 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendation with the President and Board of Trustees recommending approval in part of the conditional uses, variations and deviations described herein, subject to conditions; 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, DUPAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That a conditional use for off-site parking with a variation from Section 155.602 (A)(3)(b) allowing for parking spaces to be located farther than 300 feet from the main entrance to the principal building is hereby granted for the Subject Property legally described in Section 2 below, subject to the conditions set forth in Section 3 below.

SECTION 2: That this ordinance is limited and restricted to the property generally located at 1815 South Highland Avenue and 1818 South Stewart Avenue, Lombard, Illinois, and is legally described as:

The West Parcel:
THE SOUTH 100 FEET OF THE NORTH 1496 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER (EXCEPT THE EAST 1026.5 FEET THEREOF), ALSO KNOWN AS LOT 13 (EXCEPT THE EAST 295 FEET THEREOF) IN THE YORK TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT 1, OF SECTION 20, TOWNSHIP 39 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY.

The East Parcel:
THE EAST 295 FEET OF THE SOUTH 100 FEET OF THE NORTH 1496 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER (EXCEPT THE EAST 731.50 FEET THEREOF) OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY.
Parcel No. 06-20-304-004 and 06-20-304-008
Hereinafter the "Subject Property"

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

1. That the petitioner shall develop the site in accordance with the plans prepared by Eckenhoft Saunders Architects dated July 13, 2004 and included as part of the petition. Said plans shall be modified to incorporate the comments noted within the Inter-Departmental Review Report.

2. That the petitioner shall modify site plan so that the eastern portion of the proposed parking lot does not encroach on the 30-foot setback requirement.

3. That the petitioner shall include the following sidewalk improvements:

a. A concrete sidewalk shall be constructed to extend the full length of the property along Highland Avenue and Stewart Avenue.

b. A sidewalk link must be established between the proposed parking lot and the proposed Highland Avenue sidewalk, of which the final design will be subject to review by the Director of Community Development.

4. The existing parking lot for the DuPage Medical Group Facility, located at 1807 S. Highland Avenue, shall be modified to include the re-stripping of additional accessible parking spaces per Illinois ADA Accessibility Code.

5. That the petitioner shall address vehicle lighting by constructing a solid fence, six feet in height, to be located north of the curb line of the proposed parking lot in a similar nature to the final design subject to review by the Director of Community Development.

6. That the off-site parking lot be exclusively for the use and benefit of the employees of the DuPage Medical Group located at 1807 South Highland Avenue.

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 2nd day of September, 2004.

First reading waived by action of the Board of Trustees this _____ day of _____, 2004.

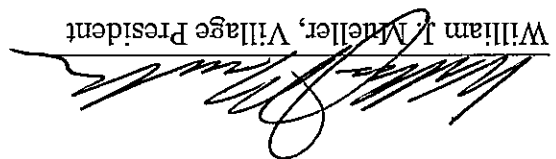
Passed on second reading this 16th day of September, 2004.

Ayes: Trustees Tross, Koenig, Sebby, Florey, and Soderstrom


Nayes: None

Absent: Trustee Destephano

Approved this 16th, day of September, 2004.


William J. Mueller, Village President

ATTEST:


Barbara A. Johnson, Deputy Village Clerk

ORDINANCE 5548

**AN ORDINANCE APPROVING A MAP AMENDMENT (REZONING)
TO THE LOMBARD ZONING ORDINANCE
TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

(PC 04-26: 1815 South Highland Avenue and 1818 South Stewart Avenue)

(See also Ordinance No.(s) 5546, 5547, 5549)

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, an application has heretofore been filed requesting a map amendment for the purpose of rezoning the property described in Section 2 hereto from R1 Single-Family Residence District to the O Office District; and,

WHEREAS, a public hearing thereon has been conducted by the Village of Lombard Plan Commission on August 16, 2004, 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 rezoning 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 Title 15, Chapter 155 of the Code of Lombard, Illinois, otherwise known as the Lombard Zoning Ordinance, be and is hereby amended so as to rezone the property described in Section 2 hereof from R1 Single-Family Residence District to the O Office District.

SECTION 2: The map amendment is limited and restricted to the properties located at 1815 South Highland Avenue and 1818 South Stewart Avenue, Lombard, Illinois, and legally described as follows:

The West Parcel:
THE SOUTH 100 FEET OF THE NORTH 1496 FEET OF THE EAST HALF OF THE
SOUTHWEST QUARTER (EXCEPT THE EAST 1026.5 FEET THEREOF), ALSO KNOWN
AS LOT 13 (EXCEPT THE EAST 295 FEET THEREOF) IN THE YORK TOWNSHIP
SUPERVISOR'S ASSESSMENT PLAT 1, OF SECTION 20, TOWNSHIP 39 NORTH RANGE
11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY.

The East Parcel:
THE EAST 295 FEET OF THE SOUTH 100 FEET OF THE NORTH 1496 FEET OF THE
EAST HALF OF THE SOUTHWEST QUARTER (EXCEPT THE EAST 731.50 FEET
THEREOF) OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN DUPAGE COUNTY

Parcel No. 06-20-304-004 and 06-20-304-008

SECTION 3: That the official zoning map of the Village of Lombard be changed
in conformance with the provisions of this ordinance.

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 2nd day of September, 2004.

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

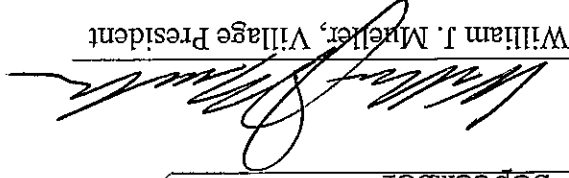
Passed on second reading this 16th day of September, 2004.

Ayes: Trustees Tross, Koeing, Sebby, Florey and Soderstrom

Nays: None

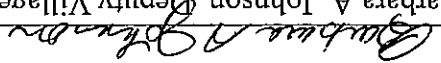
Absent: Trustee Destephano

Approved this 16th day of September, 2004.


William J. Mueller, Village President

Ordinance No. 5548
Re: PC 04-26 Map Amendment
Page 3

ATTEST:


Barbara A. Johnson, Deputy Village Clerk

ORDINANCE NO. 5547

AN ORDINANCE AMENDING ORDINANCE NUMBER 4403,
ADOPTED JANUARY 22, 1998, AMENDING THE COMPREHENSIVE PLAN
FOR THE VILLAGE OF LOMBARD, ILLINOIS

(PC 04-26: 1815 South Highland Avenue and 1818 South Stewart Avenue)

(See also Ordinance No.(s) 5546, 5548, 5549)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted Ordinance 4403, the Lombard Comprehensive Plan; and,

WHEREAS, an application has heretofore been filed requesting a map amendment for the purpose of changing the Comprehensive Plan's Long Range Land Use Plan designation for the property described in Section 2 hereto from Estate Residential to Office; and,

WHEREAS, a public hearing thereon has been conducted by the Village of Lombard Plan Commission on August 16, 2004, 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 Comprehensive Plan amendment 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 Ordinance 4403, otherwise known as the Comprehensive Plan of the Village of Lombard, Illinois, be and is hereby amended so as to redesignate the property described in Section 2 heretof from Community Commercial to Office.

SECTION 2: The Comprehensive Plan redesignation is limited and restricted to the properties generally located at 1815 South Highland Avenue and 1818 South Stewart Avenue, Lombard, Illinois, and legally described as follows:

The West Parcel:
THE SOUTH 100 FEET OF THE NORTH 1496 FEET OF THE EAST HALF OF THE
SOUTHWEST QUARTER (EXCEPT THE EAST 1026.5 FEET THEREOF), ALSO KNOWN
AS LOT 13 (EXCEPT THE EAST 295 FEET THEREOF) IN THE YORK TOWNSHIP
SUPERVISOR'S ASSESSMENT PLAT 1, OF SECTION 20, TOWNSHIP 39 NORTH RANGE
11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY.

The East Parcel:
THE EAST 295 FEET OF THE SOUTH 100 FEET OF THE NORTH 1496 FEET OF THE
EAST HALF OF THE SOUTHWEST QUARTER (EXCEPT THE EAST 731.50 FEET
THEREOF) OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN DUPAGE COUNTY

Parcel No. 06-20-304-004 and 06-20-304-008

SECTION 3: That the official Long Range Land Use Plan map (Figure 1 in the
Comprehensive Plan) of the Village of Lombard be changed in conformance with the provisions of
this Ordinance.

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 2nd day of September, 2004.

First reading waived by action of the Board of Trustees this day of , 2004.

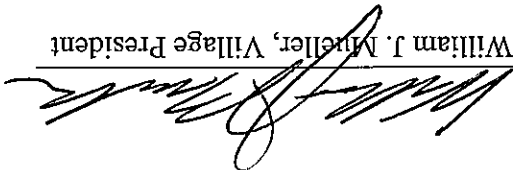
Passed on second reading this 16th day of September, 2004.

Ayes: Trustees Tross, Koenig, Sebby, Florey and Soderstrom

Nays: None

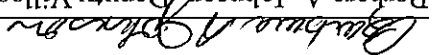
Absent: Trustee Destephano

Approved this 16th day of September, 2004.


William J. Mueller, Village President

Ordinance No. 5547
Re: PC 04-26
Page 3

ATTEST:


Barbara A. Johnson, Deputy Village Clerk

ORDINANCE 5546

**AN ORDINANCE ANNEXING CERTAIN TERRITORY
TO THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS**

(PC 04-26: 1815 South Highland Avenue and 1818 South Stewart Avenue)

(See also Ordinance No.(s) 5547, 5548, 5549)

WHEREAS, a written petition, signed by the legal owners and electors of record of all land within the territory hereinafter described, has been filed with the Village Clerk of the Village of Lombard, DuPage County, Illinois, requesting that said territory be annexed to the Village of Lombard; and,

WHEREAS, the said territory is not within the corporate limits of any municipality, but is contiguous to the Village of Lombard; and,

WHEREAS, all notices of said annexation, as required by (Chapter 65 ILCS 5/7-1-1), have been given to the appropriate parties in a timely manner as required by Statute (copies of said Notices being attached hereto as Exhibit "A", and made part hereof).

WHEREAS, it is in the best interest of the Village of Lombard that said territory be annexed thereto.

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 the territory described in Section 2 below be and the same is hereby annexed to the Village of Lombard, DuPage County, Illinois, pursuant to Chapter 65 ILCS 5/7-1-8).

SECTION 2: This ordinance is limited and restricted to the property indicated on the attached Plat of Annexation attached hereto as Exhibit "B", and generally located at 1815 South Highland Avenue and 1818 South Stewart Avenue Lombard, Illinois and legally described as follows:

The West Parcel:
THE SOUTH 100 FEET OF THE NORTH 1496 FEET OF THE EAST HALF OF THE
SOUTHWEST QUARTER (EXCEPT THE EAST 1026.5 FEET THEREOF), ALSO
KNOWN AS LOT 13 (EXCEPT THE EAST 295 FEET THEREOF) IN THE YORK
TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT 1, OF SECTION 20, TOWNSHIP
39 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
DUPAGE COUNTY.

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THE EAST HALF OF THE SOUTHWEST QUARTER (EXCEPT THE EAST 731.50
FEET THEREOF) OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY

Parcel No. 06-20-304-004 and 06-20-304-008

SECTION 3: The new boundary of the Village of Lombard shall extend to
the far side of any adjacent rights-of-way, and shall include all of every right-of-way within
the area annexed hereby.

SECTION 4: The Village Clerk is hereby directed to record with the
Recorder of Deeds and to file with the County Clerk, a certified copy of this Ordinance,
and the original Plat of Annexation.

SECTION 5: This ordinance shall be in full force and effect from and after
its passage and approval as provided by law.

Passed on first reading this 2nd day of September, 2004.

First reading waived by action of the Board of Trustees this _____ day of _____,
2004.

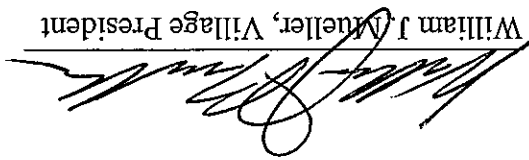
Passed on second reading this 16th day of September, 2004.

Ayes: Trustees Tross, Koenig, Sebby, Florey and Soderstrom

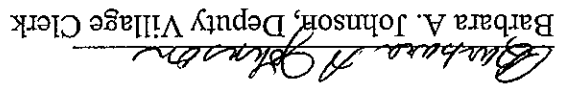
Nays: None

Absent: Trustee Destephano

Approved this 16th day of September, 2004.


William J. Mueller, Village President

ATTEST:


Barbara A. Johnson, Deputy Village Clerk

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