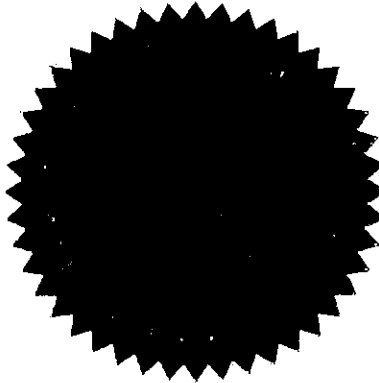


ORDINANCE 4817

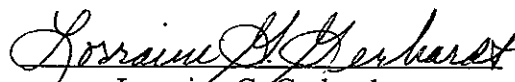
PAMPHLET

FRONT OF PAMPHLET

AMENDING ORDINANCE NUMBER 4624  
REGARDING OFF SITE PARKING AT  
123 W. ST. CHARLES



PUBLISHED IN PAMPHLET FORM THIS 7TH DAY OF JUNE, 2000.  
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,  
DUPAGE COUNTY, ILLINOIS.

  
Lorraine G. Gerhardt  
Village Clerk

**ORDINANCE 4817**

**AN ORDINANCE AMENDING ORDINANCE NUMBER 4624 CONDITIONAL USE APPROVAL FORA 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 00-15: 123 W. St. Charles Road, Lombard, Illinois)

(Also see 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 to amend the Parkview Pointe Planned Development to build a six car garage and approve an exception to reduce the number of parking spaces for the property described in Section 2 below; and,

WHEREAS, a public hearing on such application for Planned Development amendment approval has been conducted by the Village of Lombard Plan Commission on April 17, 2000, 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 amendment to 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: An amendment to the conditional use approval for a Planned Development, 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 123 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: That Section 3 of the Parkview Pointe Planned Development (Ordinance 4624) is hereby amended to read in entirety as follows

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 required parking spaces from forty-six (46) to thirty-five (35) spaces.

Section 4: That Section 4 of the Parkview Pointe Planned Development (Ordinance 4624) is hereby amended to read in entirety as follows:

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, 2000 and the Architectural renderings, prepared by Haylock Design, Inc. dated March 3, 1999 and subject to the following conditions:
2. The garage shall be constructed of materials as approved by the Fire Chief or a fire hydrant shall be installed in the rear area as per requirements of the Lombard Fire Department and doors be of compatible design as to the garage doors of the existing garage.
3. The sides of the garage shall be constructed of the same brick as the main building.
4. Eight spaces must be purchased in nearby parking lots to accommodate the commercial use.

Ordinance No. 4817

Re: PC 00-15

Page 3

5. A fence, compatible in materials to the fencing used on the Lombard train station platform, shall be constructed on top of the retaining wall in back of the garage.
6. 50 percent of the footprint of the structure shall be dedicated to commercial use on the first floor.
7. 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 18th day of May, 2000.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_ 2000.

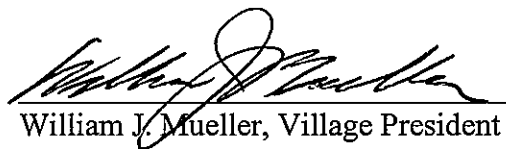
Passed on second reading this 1st day of June, 2000.

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


Nayes: None

Absent: None

Approved this 1st day of June, 2000.

  
William J. Mueller, Village President

ATTEST:

  
Lorraine G. Gerhardt, Village Clerk

C

C

C