

ORDINANCE NO. _____

**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) _____)

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, DU PAGE 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 MERRIDIAN, 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 MERRIDIAN, 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 Eckenhoff 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 ____ day of _____, 2004.

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

Passed on second reading this ____ day of _____, 2004.

Ayes: _____

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Nayes: _____

Absent: _____

Approved this _____, day of _____, 2004.

William J. Mueller, Village President

ATTEST:

Barbara A. Johnson, Deputy Village Clerk