

J.P. "RICK" CARNEY

DUPAGE COUNTY RECORDER

AUG. 09, 2004

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OTHER

06-08-121-011

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R2004-212645

ORDINANCE 5457

**GRANTING AN AMENDMENT TO ORDINANCE 5355
APPROVING A MAJOR CHANGE TO A PLANNED
DEVELOPMENT, PROVIDING FOR THE
CONSTRUCTION OF AN ACCESSORY STRUCTURE
WITH A DEVIATION TO REDUCE THE NUMBER OF
REQUIRED PARKING SPACES IN THE B5A DOWNTOWN
PERIMETER ZONING DISTRICT**

PIN: 06-08-121-011

Common Address: 229 S. MAIN ST., LOMBARD, ILLINOIS

Return To:

**Village of Lombard
Department of Community Development
255 E. Wilson Avenue
Lombard, IL 60148**

ORDINANCE NO. 5457

**AN ORDINANCE GRANTING AN AMENDMENT TO ORDINANCE 5355
APPROVING A MAJOR CHANGE TO A PLANNED DEVELOPMENT,
PROVIDING FOR THE CONSTRUCTION OF AN ACCESSORY STRUCTURE
AND WITH A DEVIATION TO
REDUCE THE NUMBER OF REQUIRED PARKING SPACES
IN THE B5A DOWNTOWN PERIMETER ZONING DISTRICT**

(PC 04-12: 229 S. Main)

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 approval of a major change to the approved planned development (Ordinance 5355) to allow for the construction of an accessory structure) in a B5A Downtown Perimeter Zoning District; and,

WHEREAS, said application also requests a deviation from Section 155.602 (C) to reduce the number of required parking spaces from 42 to 40 in a B5A Downtown Perimeter Zoning District; and

WHEREAS, said application also requests an amendment to the elevations associated with the proposed plan in a B5A Downtown Perimeter Zoning District; 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 March 15, 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 of the conditional use amendment with a parking deviation as described herein; and,

Ordinance No. 5457

Re: PC 04-12

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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 major change to the approved planned development (Ordinance 5355) to allow for the construction of an accessory structure in a B5A Downtown Perimeter Zoning District; a deviation from Section 155.602 (C) to reduce the number of required parking spaces from 42 to 40 in a B5A Downtown Perimeter Zoning District; and an amendment to the elevations associated with the proposed plan is hereby granted for the Subject Property legally described in Section 2, subject to compliance with the conditions enumerated in Section 3.

SECTION 2: That this ordinance is limited and restricted to the property generally located at 229 S. Main Street, Lombard, Illinois and legally described as follows:

LOTS 21, 22, 23, 24, 25, 26, AND 27 (EXCEPT THE NORTH 50 FEET OF EACH OF SAID LOTS) IN BLOCK 26 OF RESUBDIVISION BY N. MATSON AND OTHERS, OF BLOCKS, 21, 22, 23, 24, 25, 26, 32, 33, 34, 35, AND 37 AND LOTS 16 TO 28 INCLUSIVE IN BLOCK 36, ALL IN THE ORIGINAL TOWN OF LOMBARD, A SUBDIVISION IN SECTION 5, 6, 7, 8, AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 13, 1873 AS DOCUMENT 16948 IN DU PAGE COUNTY, ILLINOIS.

Parcel No. 06-08-121-011

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

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1. That the petitioner shall develop the site in accordance with the site plans prepared by Balsamo, Olson, & Lewis, Ltd., dated February 19, 2004 and submitted as part of this request.
2. No outdoor storage shall be allowed on the balconies.
3. That the petitioner's building improvements shall be designed and constructed consistent with Village Code and shall also address the comments included within the IDRC report.
4. All previous conditions of approval for PC 03-25 must be met

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 1st day of April, 2004.


Passed on second reading this 1st day of April, 2004.

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

Nayes: None

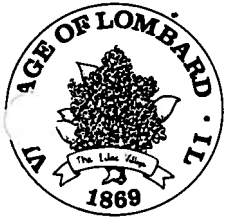
Absent: Trustee DeStephano

Approved this 1st, day of April, 2004.


William J. Mueller, Village President

ATTEST:

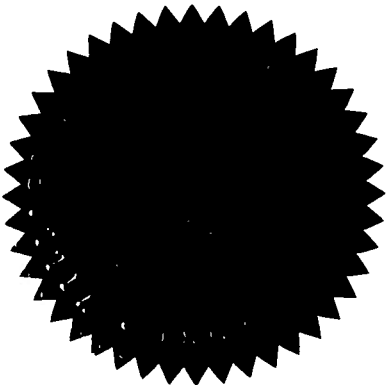

Barbara A. Johnson, Deputy Village Clerk

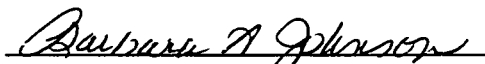


I, **Barbara A. Johnson**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

I further certify that attached hereto is a true and correct copy of ORDINANCE 5457, AN ORDINANCE GRANTING AN AMENDMENT TO ORDINANCE 5355 APPROVING A MAJOR CHANGE TO A PLANNED DEVELOPMENT, PROVIDING FOR THE CONSTRUCTION OF AN ACCESSORY STRUCTURE AND WITH A DEVIATION TO REDUCE THE NUMBER OF REQUIRED PARKING SPACES IN THE B5A DOWNTOWN PERIMETER ZONING DISTRICT IN REGARD TO THE PROPERTY LOCATED AT 229 SOUTH MAIN STREET, PIN 06-08-121-011 of the said Village as it appears from the official records of said Village duly passed on April 1, 2004.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 15th day of July, 2004.





Barbara A. Johnson
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois