

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda

  X   Resolution or Ordinance (Blue)       X   Waiver of First Requested  
  X   Recommendations of Boards, Commissions & Committees (Green)  
       Other Business (Pink)

TO :        PRESIDENT AND BOARD OF TRUSTEES  
  
FROM:       Scott Niehaus, Village Manager  
  
DATE :       May 28, 2019                             (BOT) Date: June 20, 2019  
  
SUBJECT:    PC 19-09 – 601, 617 and 645 W. North Avenue (Tommy's Car Wash)

**SUBMITTED BY:** William J. Heniff, AICP, Director of Community Development *WJH*

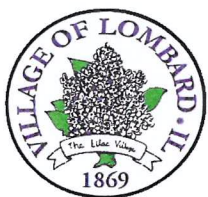
**BACKGROUND/POLICY IMPLICATIONS:**  
Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village approve a map amendment, a conditional use approval and companion zoning variations to the Village Code, all in order to approve a new car wash on the properties at 601, 617 and 645 W. North Avenue.

The Plan Commission recommended approval of this petition by a vote of 7-0. Please place this petition on the June 20, 2019 Board of Trustees agenda with a waiver of first reading requested by the petitioner.

**Fiscal Impact/Funding Source:**


Review (as necessary):  
Finance Director \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager \_\_\_\_\_ Date \_\_\_\_\_

**NOTE:**        All materials must be submitted to and approved by the Village  
                         Manager's Office by 12:00 noon, Wednesday, prior to the genda  
                         distribution.



## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** William J. Heniff, AICP, Director of Community Development 

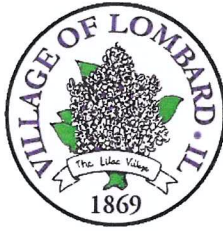
**MEETING DATE:** June 20, 2019

**SUBJECT:** **PC 19-09: 601, 617, and 645 W. North Avenue**

Please find the following items for Village Board consideration as part of the June 20, 2019, Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 19-09;
3. An Ordinance granting approval of a map amendment (rezoning) to B4 for a part of the subject property;
4. An Ordinance granting approval of a conditional use for a car wash and companion variations from the Lombard Code of Ordinances for the entire subject property; and
5. An Ordinance granting a major change to the Heron Point Office Planned Development related to a shared driveway.

The Plan Commission recommended approval of this petition by a vote of 7-0. Please place this petition on the June 20, 2019 Board of Trustees agenda with a waiver of first reading requested by the petitioner.



## VILLAGE OF LOMBARD

255 E. Wilson Ave.  
Lombard, Illinois 60148-3926  
(630) 620-5700 Fax (630) 620-8222  
www.villageoflombard.org

June 20, 2019

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Sharon Kuderna

**Trustees**  
Dan Whittington, Dist. 1  
Anthony Puccio, Dist. 2  
Reid Foltyniewicz, Dist. 3  
Andrew Honig, Dist. 4  
Daniel Militello, Dist. 5  
William "Bill" Ware, Dist. 6

**Village Manager**  
Scott R. Niehaus

*"Our shared **Vision** for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

*"The **Mission** of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Mr. Keith T. Giagnorio,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 19-09 – 601, 617 and 645 W. North Avenue**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village take the following actions on the subject property located within R1 Single-Family Residence District, the B4 Corridor Commercial Zoning District, and the OPD Office Planned Development District:

1. For the property at 617 W. North Avenue, approve a map amendment from the R1 Single-Family Residence District to the B4 Corridor Commercial Zoning District;
2. For the property at 601 W. North Avenue and 617 W. North Avenue, approve the following:
  - a. A conditional use, pursuant to Section 155.416(C)(18) of the Lombard Code of Ordinances for Conditional Uses in the B4 District, to allow for a motor vehicle service business (car wash);
  - b. A zoning variation from Section 155.416(F)(1) of the Lombard Code of Ordinances to allow a building with a front yard setback of twenty two feet (22'), where a front yard setback of thirty feet (30') is required;
  - c. A zoning variation from Sections 155.416(J) and 155.707(A)(4) of the Lombard Code of Ordinances to allow a transitional landscape yard with a width of five feet (5'), where a width of thirty feet (30') is required, along the south property line;

- d. A zoning variation from Section 155.707(B)(4) of the Lombard Code of Ordinances to allow a transitional yard without a solid fence or berm;
  - e. A zoning variation from Section 155.706(C) of the Lombard Code of Ordinances to reduce the perimeter parking lot landscaping area from five feet (5') to zero feet (0') in width along the west property line (to accommodate a shared driveway);
  - f. Approve the following signage variations:
    - i. A variation from Section 153.210 of the Lombard Sign Ordinance to allow an automatic changeable copy sign on a property with less than 300 lineal front footage on a designated major or minor arterial road;
    - ii. A variation from Section 153.505(B)(19)(a)(i)(a) of the Lombard Sign Ordinance to allow wall signage with a total area of two hundred forty eight square feet (248 square feet) where a maximum area of two hundred square feet (200 square feet) is permitted.
3. For the property at 645 W. North Avenue, amend the Heron Point Office Planned Development to provide for a zoning variation from Section 155.706(C) of the Lombard Code of Ordinances to reduce the perimeter parking lot landscaping area from five feet (5') to zero feet (0') in width along the east property line (to accommodate a shared driveway).

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on May 20, 2019. Sworn in to present the petition were: Anna Papke, Senior Planner; and Jim Gottfred, Dennis O'Connell, Susan Rowley, Chris Kolischefski, and Jason Green, all representing the petitioner.

Chairperson Ryan read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, he proceeded with the petition.

Mr. Kolischefski, architect, presented the petition on behalf of the petitioner. He provided an overview of the site location and the surrounding zoning designations and land uses. He reviewed the site plan, explaining the proposed circulation for customers on the site. He noted that the car wash will be an express style car wash that uses efficient technology and serves up to three cars per minute.

Mr. Kolischefski described the landscape variances requested by the petitioner. Mr. Kolischefski noted that the neighboring property is zoned R1, but is developed with commercial uses. The petitioner is requesting a variance from the landscape buffer the code requires between the subject property and the neighboring R1 property since there are no residential uses requiring buffering from the proposed car wash. He also detailed the requested landscape variances that would allow for a shared driveway to be constructed along the west property line of the subject property.

Mr. Kolischefski described the requested signage variations. He said the proposed site will be unique in that it will be accessed from all sides of the building, necessitating additional wall signage. He noted that the petitioner is requesting a variance to allow an automatic changeable copy (ACC) component on the freestanding sign. The Sign Ordinance requires properties to have

more than 300 feet of frontage on an arterial road in order to have an ACC sign. The subject property has over 400 feet of frontage split between North Avenue and Route 53, both of which are arterial roads. Mr. Kolischefski said an ACC sign on the subject property will be consistent with the intent of the Sign Ordinance to limit ACC signs to properties with significant frontage on arterial roads.

Susan Rowley, an ecological consultant with Encap, Inc., addressed the Commission. Ms. Rowley provided an overview of the wetlands on the subject property. She said the proposed development will meet the wetland buffering requirements established by DuPage County in order to mitigate impacts to the wetland. Native plantings will be installed as part of this effort.

Jason Green, civil engineer with WT Group, addressed the Commission. He explained the stormwater and utility plans for the proposed development. He noted that the sidewalk along Route 53 would be installed on the petitioner's property in anticipation of IDOT widening Route 53 near the intersection with North Avenue. He said the petitioner will enter into an easement agreement with IDOT relative to the sidewalk.

Mr. Green said stormwater on the site currently drains to the south. He showed the grading plan for the site and explained the proposed stormwater detention system. He said the site currently drains into a pond on a neighboring property. The stormwater detention system will reduce peak flow of water from the subject property into the pond.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked for the staff report.

Ms. Papke presented the staff report, which was submitted to the public record in its entirety. The petitioner proposes to develop the southwest corner of North Avenue and Route 53 with a car wash. The development will consist of two parcels of property, at 601 and 617 W. North Avenue, which will be consolidated into one lot of record. The property at 617 W. North Avenue is currently zoned R1, which is the default zoning assigned to property when it is annexed into the Village. The petitioner is requesting rezoning of 617 W. North Avenue to B4 as part of this petition. Staff notes that the comprehensive plan recommends commercial uses for this property, and the B4 zoning would be consistent with the zoning on the property at 601 W. North Avenue. Staff supports the rezoning.

The petitioner is seeking approval for a conditional use for a car wash on the subject property. Staff finds a car wash is consistent with other uses in the vicinity of the subject property, and supports the conditional use.

The petitioner requests a number of variances, including a variance for the transitional landscape yard on the south side of the property. The property adjacent to the south of the subject property was zoned R1 when it was annexed into the Village. However, it is developed with a contractor yard, and staff expects the property will remain of a commercial nature for the foreseeable future. The proposed development on the subject property meets the perimeter landscape requirements for commercial properties adjacent to other commercial properties.

The petitioner has requested two signage variations and a setback variation, which staff supports due the specific characteristics of the site.

A proposed driveway on the west side of the car wash will encroach onto the property at 645 W. North Avenue (Fairfield Inn). The petitioner has requested variances for perimeter parking lot landscaping to accommodate this driveway. The neighboring property owner has consented to the shared driveway, and staff supports the requested variances.

The petition was reviewed by the Village's interdepartmental review committee. Comments from this review have been passed on to the petitioner, and will be addressed in the final review and permitting process.

Staff recommended approval of the petition subject to the conditions in the staff report.

Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

On a motion by Commissioner Sweetser, and a second by Commissioner Olbrysh, the Plan Commission voted 7-0 to recommend that the Village Board approve the petition associated with PC 19-09, subject to the following four (4) conditions:

1. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
2. That the petitioner shall submit a plat of consolidation prior to issuance of a final certificate of occupancy;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
4. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval shall become null and void unless a time extension has been granted by the Village Board.

Respectfully,

**VILLAGE OF LOMBARD**

Donald Ryan, Chairperson  
Lombard Plan Commission

c. Lombard Plan Commission

ORDINANCE NO. \_\_\_\_\_

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

**(PC 19-09: 617 W. North Avenue)**

(See also Ordinance No.(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 map amendment for the purpose of rezoning the property located at 617 W. North Avenue, and described in Section 2 hereto, from R1 Single-Family Residence District to B4 Corridor Commercial District; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on May 20, 2019, 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 below to B4 Corridor Commercial District.

Ordinance No. \_\_\_\_\_  
Re: PC 19-09  
Page 2

SECTION 2: This ordinance is limited and restricted to the property generally located at 617 W. North Avenue, Lombard, Illinois, and legally described as follows:

LOT 1 IN BLECKE'S NORTH AVENUE ASSESSMENT PLAT OF PART OF LOT 28 IN MILTON TOWNSHIP SUPERVISORS ASSESSMENT PLAT #8 IN PART OF THE NORTH HALF OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE TO BE HAD TO SAID BLECKE'S NORTH AVENUE ASSESSMENT PLAT BEING RECORDED MARCH 22, 1956, DOCUMENT #793654 IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-01-202-006

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 \_\_\_\_ day of \_\_\_\_\_, 2019.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2019, pursuant to a roll call vote as follows:

Ayes: \_\_\_\_\_

Nayes: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_, day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Keith T. Giagnorio, Village President



Ordinance No. \_\_\_\_\_

Re: PC 19-09

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ATTEST:

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING APPROVAL OF A CONDITIONAL USE  
AND COMPANION VARIATIONS FROM THE LOMBARD CODE OF  
ORDINANCES**

**(PC 19-09: 601 and 617 W. North Avenue)**

(See also Ordinance No(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, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Sign Ordinance, otherwise known as Title 15, Chapter 153 of the Code of Lombard, Illinois; and,

WHEREAS, an application has heretofore been filed requesting approval of a conditional use and companion variations from the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code) and the Lombard Sign Ordinance (Title 15, Chapter 153 of the Village Code), as set forth in Section 1 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on May 20, 2019, 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 conditional use and companion variations 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 a conditional use and the following companion variations from the Lombard Code of Ordinances, as set forth below are hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3:

1. A conditional use, pursuant to Section 155.416(C)(18) of the Lombard Code of Ordinances for Conditional Uses in the B4 District, to allow for a motor vehicle service business (car wash);
2. A zoning variation from Section 155.416(F)(1) of the Lombard Code of Ordinances to allow a building with a front yard setback of twenty two feet (22'), where a front yard setback of thirty feet (30') is required;
3. A zoning variation from Sections 155.416(J) and 155.707(A)(4) of the Lombard Code of Ordinances to allow a transitional landscape yard with a width of five feet (5'), where a width of thirty feet (30') is required, along the south property line;
4. A zoning variation from Section 155.707(B)(4) of the Lombard Code of Ordinances to allow a transitional yard without a solid fence or berm;
5. A zoning variation from Section 155.706(C) of the Lombard Code of Ordinances to reduce the perimeter parking lot landscaping area from five feet (5') to zero feet (0') in width along the west property line (to accommodate a shared driveway);
6. Approve the following signage variations:
  - a. A variation from Section 153.210 of the Lombard Sign Ordinance to allow an automatic changeable copy sign on a property with less than 300 lineal front footage on a designated major or minor arterial road;
  - b. A variation from Section 153.505(B)(19)(a)(i)(a) of the Lombard Sign Ordinance to allow wall signage with a total area of two hundred forty eight square feet (248 square feet) where a maximum area of two hundred square feet (200 square feet) is permitted.

SECTION 2: That this ordinance is limited and restricted to the subject property generally located at 601 and 617 W. North Avenue, Lombard, Illinois, and legally described as follows:

**PARCEL 1:** THAT PART OF LOT 28 DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF NORTH AVENUE (ROUTE 64) AND THE WEST LINE OF ROUTE 53 AND RUNNING THENCE WEST ON THE SOUTH LINE OF SAID NORTH AVENUE, 175.00 FEET; THENCE SOUTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID ROUTE 53, 175.00 FEET; THENCE EAST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID NORTH AVENUE, 175.00 FEET TO A POINT IN THE WEST LINE OF SAID ROUTE 53; THENCE NORTH ON SAID WEST LINE, 175.00 FEET TO THE POINT OF BEGINNING, IN MILTON TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT #8, BEING IN THE NORTH HALF OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 30, 1946 AS DOCUMENT 494624 IN DUPAGE COUNTY, ILLINOIS, AND CERTIFICATE OF CORRECTION RECORDED MAY 3, 1946 AS DOCUMENT 497148 (EXCEPTING THAT PART CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY UNDER THE CONDEMNATION IN CASE NUMBER 88ED-63, DESCRIBED AS FOLLOWS; COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF NORTH AVENUE (IL ROUTE 64) AND THE WEST LINE OF ROUTE 53 FOR A PLACE OF BEGINNING: THENCE SOUTH 00 DEGREES 38 MINUTES 07 SECONDS WEST ALONG THE WEST LINE OF ROUTE 53, 20.00 FEET; THENCE NORTH 26 DEGREES 21 MINUTES 32 SECONDS WEST, 21.86 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH AVENUE; THENCE NORTH 87 DEGREES 28 MINUTES 50 SECONDS EAST ALONG SAID SOUTH LINE OF NORTH AVENUE, 10.00 FEET TO THE POINT OF BEGINNING) IN DUPAGE COUNTY, ILLINOIS.

**PARCEL 2:** LOT 1 IN BLECKE'S NORTH AVENUE ASSESSMENT PLAT OF PART OF LOT 28 IN MILTON TOWNSHIP SUPERVISORS ASSESSMENT PLAT #8 IN PART OF THE NORTH HALF OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE TO BE HAD TO SAID BLECKE'S NORTH AVENUE ASSESSMENT PLAT BEING RECORDED MARCH 22, 1956, DOCUMENT #793654 IN DUPAGE COUNTY, ILLINOIS.

PIN(s): 05-01-202-017 and 05-01-202-006

SECTION 3: This Ordinance is approved subject to compliance with the following conditions:

1. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
2. That the petitioner shall submit a plat of consolidation prior to issuance of a final certificate of occupancy;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
4. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval shall become null and void unless a time extension has been granted by the Village Board.

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 \_\_\_\_\_, 2019.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2019, pursuant to a roll call vote as follows:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Ordinance No. \_\_\_\_\_  
Re: PC 19-09  
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Keith T. Giagnorio, Village President

ATTEST:

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Sharon Kuderna, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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Sharon Kuderna, Village Clerk

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE; GRANTING A MAJOR CHANGE TO A  
PLANNED DEVELOPMENT PURSUANT TO SECTION 155.504  
OF THE LOMBARD ZONING ORDINANCE**

(PC 19-09: Heron Point Office Planned Development – 645 W. North Avenue)

(See also Ordinance No.(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, the Subject Property, as described in Section 2 below, is zoned OPD Office Planned Development; and,

WHEREAS, the Subject Property, as described in Section 2 below, is subject to the standards for the Heron Point Office Planned Development, as adopted by the President and Board of Trustees of the Village of Lombard by Ordinance 4538 and amended by Ordinances 4729 and 5326; and,

WHEREAS, an application has heretofore been filed requiring approval of an amendment to the Heron Point Office Planned Development to provide for a zoning variation from Section 155.706(C) of the Lombard Code of Ordinances to reduce the perimeter parking lot landscaping area from five feet (5') to zero feet (0') in width along the east property line (to accommodate a shared driveway), pursuant to the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code):

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on May 20, 2019, 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 Heron Point Office Planned Development; 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 an amendment to the Heron Point Office Planned Development to provide for a zoning variation from Section 155.706(C) of the Lombard Code of Ordinances to reduce the perimeter parking lot landscaping area from five feet (5') to zero feet (0') in width along the east property line (to accommodate a shared driveway), pursuant to the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code), is hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3.

**SECTION 2:** That this ordinance is limited and restricted to the subject property generally located at 645 W. North Avenue, Lombard, Illinois, and more specifically legally described as set forth below:

LOT 1 IN LOT 1 OF HERON POINT PLAT OF RESUBDIVISION, A RESUBDIVISION OF LOT 1 IN HERON POINT PLAT OF RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 30, 2005 AS DOCUMENT R2005-064497, IN DUPAGE COUNTY, ILLINOIS.

PIN:05-01-202-020

**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 submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
3. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval shall become null and void unless a time extension has been granted by the Village Board.



Ordinance No. \_\_\_\_\_

Re: PC 19-09

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**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 \_\_\_\_\_, 2019.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2019, pursuant to a roll call vote as follows:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Keith T. Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Sharon Kuderna, Village Clerk