


ORDINANCE 7118

PAMPHLET

PC 15-13: 1125 E. ST. CHARLES ROAD



PUBLISHED IN PAMPHLET FORM THIS 4th DAY OF SEPTEMBER, 2015, BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.


Sharon Kuderna
Village Clerk

ORDINANCE NO. 7118

AN ORDINANCE GRANTING A CONDITIONAL USE, PURSUANT TO SECTION 155.416 (C) (30) OF THE ZONING ORDINANCE, TO ALLOW FOR STORAGE CENTERS, PROVIDED THAT THE USE FRONTS ALONG AN ARTERIAL ROADWAY WITH AN AVERAGE DAILY TRIP VOLUME (ADTV) OF LESS THAN 25,000 WITHIN THE B4 CORRIDOR COMMERCIAL DISTRICT; A CONDITIONAL USE, PURSUANT TO SECTION 155.416 (G) OF THE ZONING ORDINANCE, TO ALLOW FOR A BUILDING TO EXCEED THREE STORIES OR 40 FEET WITHIN THE B4 CORRIDOR COMMERCIAL DISTRICT; AND A VARIANCE FROM SECTION 155.602, TABLE 6.3, TO ALLOW FOR LESS THAN THE REQUIRED SPACES FOR A WAREHOUSE USE OF THE LOMBARD ZONING ORDINANCE

(PC 15-13; 1125 E. 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 Code of Lombard, Illinois; and,

WHEREAS, the subject property legally described in Section 2 below is located at 1125 E. St. Charles Road and is zoned B4 Corridor Commercial District and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Title 15, Chapter 155, Section 155.416(C)(30), and Title 15, Chapter 155, Section 155.416 (G), and a variance from Title 15, Chapter 155, Section 155.602, Table 6.3 of the Lombard Village Code to provide for a storage center to exceed three stories, or 40 feet and a variance from the required parking spaces; and

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on July 20, 2015 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 petition as 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 follow:

SECTION 1: That the following relief is hereby granted for the Subject Property, as described in Section 2 below:

1. Approval of a conditional use, pursuant to Section 155.416 (C) (30) of the Zoning Ordinance, to allow for Storage centers, provided that the use fronts along an arterial roadway with an average daily trip volume (ADTV) of less than 25,000 within the B4 Corridor Commercial District;

2. Approval of a conditional use, pursuant to Section 155.416 (G) of the Zoning Ordinance, to allow for a building to exceed three stories or 40 feet within the B4 Corridor Commercial District; and
3. Approval of a variance from Section 155.602, Table 6.3, to allow for less than the required spaces for a Warehouse Use.

SECTION 2: That this Ordinance is limited and restricted to the property located at 1125 E. St. Charles Road, Lombard, Illinois and legally described as follows:

PARCEL 1: LOT 1 (EXCEPT THE NORTH 3 FEET OF THE WEST 3 FEET OF THE EAST 15.40 FEET THEREOF) IN VANDEKIEFT'S SECOND ASSESSMENT PLAT OF THE EAST 410 FEET OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 9, LYING NORTH OF THE RIGHT OF WAY OF THE CHICAGO GREAT WESTERN RAILWAY AND LOT 'A' IN VANDEKIEFT'S ASSESSMENT PLAT OF PART OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 9, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID VANDEKIEFT'S SECOND ASSESSMENT PLAT RECORDED JULY, 30 1962 AS DOCUMENT R62-25403, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AS FOLLOWS: ON THE NORTHERLY SIDE BY A LINE PARALLEL WITH AND DISTANT 50 FEET NORTHERLY MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE MINNESOTA AND NORTHWESTERN RAILROAD COMPANY (LATER THE CHICAGO GREAT WESTERN RAILWAY COMPANY, NOW THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED ACROSS SAID SECTION 9, SAID PARALLEL LINE BEING ALSO THE SOUTHERLY LINE OF VANDEKIEFT'S SECOND ASSESSMENT PLAT (PLAT DOCUMENT R-62-25403); ON THE SOUTHERLY SIDE BY A LINE PARALLEL WITH AND DISTANT 25 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY (FORMALLY THE CHICAGO GREAT WESTERN RAILWAY COMPANY), AS SAID MAIN TRACK IS NOW LOCATED, AND ON THE EASTERLY AND WESTERLY SIDES BY THE SOUTHERLY EXTENSION OF THE EASTERLY AND WESTERLY LINES OF LOT 1 IN SAID VANDEKIEFT'S SECOND ASSESSMENT PLAT, IN DUPAGE COUNTY, ILLINOIS.

Parcel Identification Number(s): 06-09-102-024 and -018; (the "Subject Property")

SECTION 3: The conditional use, as provided for in Section 1 of this Ordinance shall be granted subject to compliance with the following conditions:

1. That this relief is limited to the operation of a four story, forty-two foot eleven inch (42'11") high building, as a storage center with a parking variance of ten (10) spaces

based upon the submitted site plans and building elevations submitted by the petitioner and made a part of this petition, except as required to be amended to meet to the conditions of approval;

2. That the petitioner shall be required to apply for and receive building permits prior to construction;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
4. The petitioner shall not use an insulated metal panel as a building material, and instead substitute that with EIFS/dryvit, precast panels with a stamped masonry component or masonry, with the final approval to be subject to the approval of the Director of Community Development;
5. A plat of consolidation of the two parcels shall be submitted to the Community Development Department and recorded at DuPage County; and
6. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the storage center is not established by said date, this relief shall be deemed null and void.

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 13th day of August, 2015.

Ayes: Trustee Whittington, Fugiel, Johnston, Pike and Ware

Nays: None

Absent: Trustee Foltyniewicz

First reading waived by action of the Board of Trustees this ____ day of _____, 2015.

Passed on second reading this 3rd day of September, 2015.

Ayes: Trustee Whittington, Foltyniewicz, Fugiel, Johnston, Pike and Ware

Nays: None

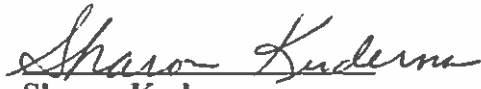
Absent: None

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Approved this 3rd day of September, 2015.


Keith T. Giagnorio
Village President

ATTEST:


Sharon Kuderna
Village Clerk

Published by me in pamphlet form on this 4th day of September, 2015.


Sharon Kuderna
Village Clerk