



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

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ORDINANCE 7347

**GRANTING A VARIATION FROM THE LOMBARD CODE OF
ORDINANCES CHAPTER 151 "FLOOD CONTROL,"
SECTION 151.55 "RETENTION/DETENTION BASINS"**

**PIN(s): 06-06-100-004 and, 06-06-100-005; 06-06-100-012;
06-06-100-013 and 06-06-100-014; 06-06-100-048; 06-06-100-015;
06-06-100-006, 06-06-100-007, 06-06-100-008, 06-06-100-009,
06-06-100-010, and 06-06-100-011**

ADDRESS: 515 W. North Avenue, Lombard, IL 60148

**Prepared by and Return To:
Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148**



I, **Janet Downer**, 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 Deputy 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 copy of

ORDINANCE 7347

GRANTING A VARIATION FROM THE LOMBARD CODE OF ORDINANCES
CHAPTER 151 "FLOOD CONTROL," SECTION 151.55
"RETENTION/DETENTION BASINS"

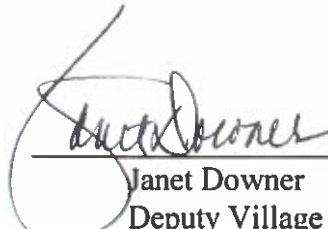
PIN(s): 06-06-100-004 and 06-06-100-005; 06-06-100-012; 06-06-100-013 and
06-06-100-014; 06-06-100-048; 06-06-100-015; 06-06-100-006, 06-06-100-007,
06-06-100-008, 06-06-100-009, 06-06-100-010, and 06-06-100-011

ADDRESS: 515 W. North Avenue, Lombard, IL 60148

of the said Village as it appears from the official records
of said Village duly approved this 6th
day of April, 2017.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate
Seal of said **Village of Lombard**, Du Page County, Illinois this 11th
day of May, 2017.





Janet Downer
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

**ORDINANCE 7347
PAMPHLET**

BOT 17-01: 515 W. NORTH AVENUE



**PUBLISHED IN PAMPHLET FORM THIS 7th DAY OF APRIL, 2017, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.**

A handwritten signature in black ink that reads "Sharon Kuderna".

**Sharon Kuderna
Village Clerk**

ORDINANCE NO. 7347

AN ORDINANCE GRANTING A VARIATION FROM THE LOMBARD CODE OF ORDINANCES CHAPTER 151 "FLOOD CONTROL," SECTION 151.55 "RETENTION/DETENTION BASINS"

(BOT 17-01: 515 W. North Avenue, Lombard, Illinois)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Code of Lombard, Illinois; and

WHEREAS, a request has been made for the Village of Lombard to grant a variation from Chapter 151 "Flood Control," Section 151.55 "Retention/Detention Basins" for only the portion of the development involving the Broadview Avenue right-of-way improvements required by Village code; and

WHEREAS, a public hearing has been conducted by the Board of Trustees on April 6, 2017 pursuant to appropriate and legal notice; and

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of staff 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 variation is hereby granted from the provisions of Section 151.55 of the Lombard Village Code, relative to the development of the property described in Section 3 below, to allow for the reconstruction of Broadview Avenue without providing the required stormwater detention for said Broadview Avenue improvements.

SECTION 2: The relief set forth herein shall be subject to the provisions of Section 151.57 of the Lombard Village Code, which requires a fee in lieu of detention payment in the amount of \$28,998.00. Said payment shall be made by Bluestone Single Tenant Properties, LLC (the "Developer") prior to the issuance of a stormwater management permit and with said payment to be placed in the applicable watershed planning area account administered by the Village.

SECTION 3: That this Ordinance is limited and restricted to the property generally located in the 700 Block of North Broadview Avenue (PIN: not applicable, public right-of-way), Lombard, Illinois, as part of the required public improvements for the redevelopment of 515 W. North Avenue, which is legally described as follows:

Parcel 1: Lot 4 and 5 in block "G" in Lombard Terrace, being a resubdivision of part of Elmore's Northview, a subdivision in the North ½ of Section 6, Township 39 North, Range 11 East of the

third principal meridian, according to the plat thereof recorded December 20, 1933 as document 341767, in DuPage County, Illinois.

PIN Number: 06-06-100-004 and, 06-06-100-005

Parcel 2: Lot 35 in block "G" in Lombard Terrace, being a resubdivision of part of Elmore's Northview, a subdivision in the North ½ of Section 6, Township 39 North, Range 11, East of the third principal meridian, according to the plat thereof recorded December 20, 1933 as document 341767, in DuPage County, Illinois.

PIN Number: 06-06-100-012

Parcel 3: Lots 33 and 34 in block "G" in Lombard Terrace, being a resubdivision of part of Elmore's northview, a subdivision in the North ½ of Section 6, Township 39 North, Range 11, East of the third principal meridian, according to the plat thereof recorded December 20, 1933 as document 341767, in DuPage County, Illinois.

PIN Numbers: 06-06-100-013 and 06-06-100-014

Parcel 4: Lot 2 in James D. Raines Resubdivision being a subdivision in the north ½ of Section 6, Township 39 North, Range 11, East of the third principal meridian, according to the plat thereof recorded third principal meridian, according to the plat thereof recorded August 11, 1970 as document R70-27995, in DuPage County, Illinois except that part described as follows: commencing at the northwest corner of said Lot 2, for a point of beginning, thence north 87 degrees 30 minutes 28 seconds east along the north line of said lot 2, 5.00 feet; thence south 2 degrees 08 minutes 34 seconds west, 109.06 feet to a point on the south line of lot 2; thence north 88 degrees 51 minutes 46 seconds west along said south line of lot 2, 2.13 feet to the southwest corner of lot 2, thence north 0 degrees 38 minutes 07 seconds east along the west line of lot 2, 109.01 feet to the point of beginning.

PIN Number: 06-06-100-048

Parcel 5: Lots 32 in block "G" in Lombard Terrace, being a resubdivision of part of Elmore's Northview, a subdivision in the North ½ of Section 6, Township 39 North, Range 11, East of the third principal meridian, according to the plat thereof recorded December 20, 1933 as document 341767, in DuPage County, Illinois.

PIN Number: 06-06-100-015

Parcel 6: Lots 6, 7, 8, 9, 10 and 11 in block "G" in Lombard Terrace, being a resubdivision of part of Elmore's Northview, a subdivision in the North ½ of Section 6, Township 39 North, Range 11, East of the third principal meridian, according to the plat thereof recorded December 20, 1933 as document 341767, in DuPage County, Illinois.

PIN Numbers: 06-06-100-006, 06-06-100-007, 06-06-100-008, 06-06-100-009, 06-06-100-0010, and 06-06-100-011

SECTION 4: That the proposed reconstruction of Broadview Avenue be completed in compliance with the submitted site civil plan prepared by Kimley-Horn and Associates, Inc. as approved as part of the development plans for Thornton's, dated September 14, 2015, Latest Revision dated January 25, 2017, which plan is incorporated herein by reference, and is on file with the Village.

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 ____, 2017.

First reading waived by action of the Board of Trustees this 6th day of April, 2017.

Passed on second reading this 6th day of April, 2017.

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

Nays: None

Absent: None

Approved this 6th day of April, 2017.


Keith T. Giagnorio
Village President

ATTEST:


Sharon Kuderna
Village Clerk

Published by me in pamphlet form on this 7th day of April, 2017


Sharon Kuderna
Village Clerk