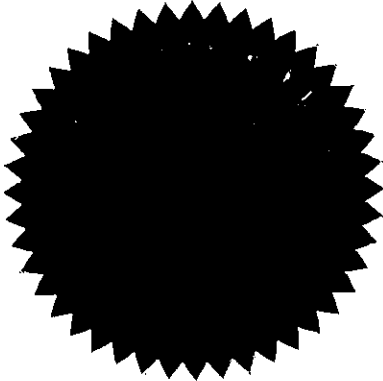


Lorraine G. Gehardt
Lorraine G. Gehardt
Village Clerk

PUBLISHED IN PAMPHLET FORM THIS 23rd DAY OF OCTOBER, 1998.
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,
DUPAGE COUNTY, ILLINOIS.



APPROVING AN VARIATION TO THE
LOMBARD ZONING ORDINANCE
REGARDING A FINANCIAL INSTITUTION AT
1900 S. HIGHLAND AVENUE

FRONT OF PAMPHLET

PAMPHLET

ORDINANCE
4551
4552

**AN ORDINANCE APPROVING A VARIATION
TO THE LOMBARD ZONING ORDINANCE
TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

(PC 98-30: 1900 S. Highland Avenue, Lombard, Illinois)
(AmeriMark Bank)

(See also Ordinance No.(s) 4552)

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 is zoned O Office District; and,

WHEREAS, an application has been filed with the Village of Lombard requesting a variation from Title 15, Chapter 155, Section 103.F.11 of said Zoning Ordinance, to extend the conditional use period of revocation for being substantially underway from one (1) year to two (2) years, and to extend the conditional use period of revocation for completion of the conditional use from eighteen (18) months to thirty (30) months; and,

WHEREAS, a public hearing has been conducted by the Plan Commission on September 9, 1998 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 variation 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 variation is hereby granted from the provisions of Title 15, Chapter 155, Section 103.F.11 of the Lombard Zoning Ordinance, for the property described in Section 2 below to provide for an extension of the conditional use period of revocation for being substantially underway from one (1) year to two (2) years and an

extension of the conditional use period of revocation for completion of the conditional use from eighteen (18) months to thirty (30) months.

SECTION 2: That this ordinance is limited and restricted to the property generally located at 1900 S. Highland Avenue, Lombard, Illinois, and legally described as follows:

Lot 1 in Hurley's Consolidation Plat of Lots 7 and 8 in Fred'k H. Bartlett's Hillsdale Farms, a subdivision of the west half of the southwest quarter of Section 20, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded February 18, 1986 as Document R86-15546, in DuPage County, Illinois

Parcel Number: 06-20-301-029

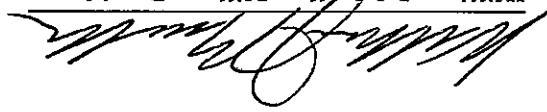
SECTION 3: This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this 1st day of October, 1998.
First reading waived by action of the Board of Trustees this _____ day of _____, 1998.

Passed on second reading this 15 day of October, 1998.


Ayes: Trustees Jauglas, Kufirin, Borgatell, Tross and Schaffner
Nays: None
Absent: None

Approved this 15th day of October, 1998.


William J. Mueller, Village President

Ordinance No. 4551
Re: 98-30
Page 3

ATTEST:


Lorraine G. Gerhardt, Village Clerk

AN ORDINANCE GRANTING A CONDITIONAL USE PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.411.C OF THE LOMBARD ZONING ORDINANCE

(PC 98-30: 1900 S. Highland Avenue, Lombard, Illinois)
(AmeriMark Bank)

(See also Ordinance No.(s) 4551)

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 is zoned O Office District ; and,

WHEREAS, an application has been filed requesting approval of a Conditional Use to provide for a bank with drive-through services 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 September 9, 1998 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 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 is hereby granted for the property described in Section 2 below and pursuant to Title 15, Chapter 155, Section 411.C of

the Village of Lombard Zoning Ordinance so as to allow said property to be used for a bank with drive-through services.

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

Lot 1 in Hurley's Consolidation Plat of Lots 7 and 8 in Fred'k H. Bartlett's Hillsdale Farms, a subdivision of the west half of the southwest quarter of Section 20, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded February 18, 1986 as Document R86-15546, in DuPage County, Illinois

Parcel Number: 06-20-301-029

SECTION 3: This ordinance shall be granted subject to compliance with the following condition(s):

1. That the site be developed in substantial compliance with the Site Plan, as prepared by Philip West, Donald Bergstrom & Associates, Inc., and dated August 4, 1998, and the Landscape Development Plan, prepared by Panoramic Landscape Management Co., Dated August 5, 1998, with the following changes:

- a. That a minimum of thirty-five percent (35%) of the site be preserved as open space.
- b. That the foundation landscaping area on the east and west sides of the building be increased to ten feet (10').
- c. That the drive aisle in front of the building be increased to twenty-four feet (24') in width.
- d. That a minimum of four (4) parkway trees be provided.
- e. That along the north and west property lines one (1) shade tree be provided per twenty-five feet (25') and that two-row-deep shrub masses be provided along 75% of the length of the landscape yard.

2. That construction and site improvements shall be completed within nine (9) months of the issuance of a building permit, shall be substantially underway within two (2) years from the date of Village Board approval and shall be completed thirty (30) months thereof.

3. That the petitioner shall work with staff and the adjacent property owners to find the most desirable means of screening the adjacent properties.
4. That the south access drive onto Highland be designated as right-out only.

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 1st day of October, 1998.

First reading waived by action of the Board of Trustees this _____ day of _____, 1998.

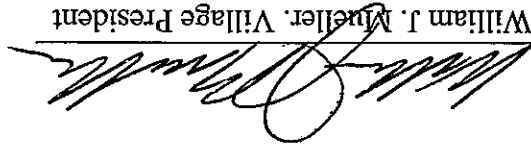
Passed on second reading this 15th day of October, 1998.

Ayes: Trustees Jauglas, Kufirin, Borgatell, Tross and Schaffer


Nays: None

Absent: None

Approved this 15th day of October, 1998.


William J. Mueller, Village President

ATTEST:


Lorraine G. Gerhardt, Village Clerk

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