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KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
02/22/2022 08:37 AM

DOCUMENT # R2022-018992

ORDINANCE 8011

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

PIN(s): 03-31-301-038

ADDRESS: 448 W. North Avenue, Lombard, IL

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



I, **Sheila York**, 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 8011

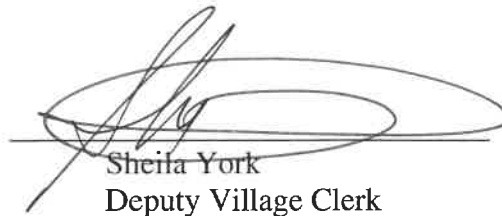
AN ORDINANCE APPROVING A MAP AMENDMENT (REZONING) TO
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PIN(s) : 03-31-301-038

ADDRESS: 448 W. North Avenue, Lombard, IL

of the said Village as it appears from the official records
of said Village duly approved this 2nd
day of December, 2021.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate
Seal of said **Village of Lombard**, Du Page County, Illinois this 18th
day of February 2022.




Sheila York
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

**ORDINANCE 8011
PAMPHLET**

**PC: 21-25: 448 W. NORTH AVENUE – SUPREME LOBSTER
AND SEAFOOD WAREHOUSE – CONDITIONAL USE**



PUBLISHED IN PAMPHLET FORM THIS 3rd OF DECEMBER, 2021, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.


Elizabeth Brezinski
Village Clerk

ORDINANCE NO. 8011

**AN ORDINANCE GRANTING APPROVAL OF CONDITIONAL USES AND
COMPANION DEVIATIONS FROM THE LOMBARD CODE OF ORDINANCES**

(PC 21-25: 448 W. North Avenue, Supreme Lobster)

(See also Ordinance No(s). 8010)

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 conditional use and companion deviations from the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code); and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on November 15, 2021, 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 uses and companion deviations 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 conditional uses and the following companion deviations 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. Approve a conditional use for a Planned Development, pursuant to Section 155.420(C)(27);
2. Approve a conditional use for building height of 45', where the maximum of 40 feet is required as the property is within 100 feet of a residentially-zone property, pursuant to Section 155.420(G);
3. Approve a deviation for a transitional building setback to the north of 16 feet, where 45 feet is required, pursuant to Section 155.420(J); and
4. Approve a deviation for a transitional landscape yard to the north of 15 feet, where 30 feet is required, pursuant to Section 155.420(K).

SECTION 2: That this ordinance is limited and restricted to the subject property generally located at 448 W. North Avenue, Lombard, Illinois, and legally described as follows:

LOT 2, (EXCEPT THE WESTERLY 424.00 FEET), AND LOT 3, (EXCEPT THE WESTERLY 42.77 FEET), IN GAUGER'S ASSESSMENT PLAT OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1946, AS DOCUMENT NUMBER 504356, ALL IN DUPAGE COUNTY, ILLINOIS.

PIN(s): 03-31-301-038

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

1. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. That the petitioner shall be required to apply for and receive building permits prior to construction;
3. The petitioner shall submit a plat of consolidation, to make the property into a lot of record, before building permits shall be issued;
4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11);
5. The petitioner shall create a dedicated easement for stormwater detention areas, per the provisions of Section 154.406(D) of Village Code; and
6. A private utilities easement of at least thirty feet (30') in width shall be dedicated to the Village for the proposed watermain and hydrant on the property, per the provisions of Section 154.512(A)(1) of Village Code.
7. The trees and shrubs in between the loading dock area and North Avenue shall be evergreens to eliminate some of the visual line of sight from North Avenue towards the warehouse building.

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 _____, 2021.

First reading waived by action of the Board of Trustees this 2nd of December, 2021.

Passed on second reading this 2nd of December, 2021, pursuant to a roll call vote as follows:

Ayes: Trustee LaVaque, Puccio, Dudek, Honig, Militello and Bachner

Nays: None

Absent: None

Ordinance No. 8011

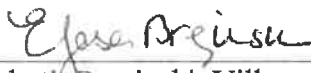
Re: PC 21-15

Page 3

Approved by me this 2nd of December, 2021.


Keith T. Giaghorio, Village President

ATTEST:


Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 3rd of December, 2021.


Elizabeth Brezinski, Village Clerk