

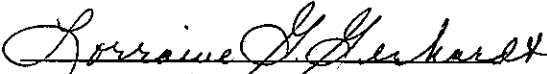
ORDINANCE 4500
 4501

PAMPHLET

FRONT OF PAMPHLET

APPROVING A MAP AMENDMENT
TO THE LOMBARD ZONING
ORDINANCE FOR 24 W. MAPLE
(REZONING TO B5 CENTRAL
BUSINESS DISTRICT)

PUBLISHED IN PAMPHLET FORM THIS 29TH DAY OF JULY, 1998.
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,
DUPAGE COUNTY, ILLINOIS.


Lorraine G. Gerhardt
Village Clerk

ORDINANCE 4500

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

(PC 98-20: 24 W. Maple Street, Lombard, IL)

(See also Ordinance No.(s) 4501)

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 described in Section 2 hereto from R2 Single-Family Residence District to B5 Central Business District; and,

WHEREAS, a public hearing thereon has been conducted by the Village of Lombard Plan Commission on July 8, 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 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 hereof to B5 Central Business District.

SECTION 2: This ordinance is limited and restricted to the property generally located at 24 W. Maple Street, Lombard, Illinois, and legally described as follows:

Ordinance No. 4500

Re: PC 98-20

Page 2

Being a Subdivision of lots 15 to 21 both inclusive, in Caverno's Subdivision, a resubdivision of part of the Northeast Quarter of Section 7 Township 39 North Range 11 East of the Third Principal Meridian according to the plat thereof recorded May 17, 1912 as Document Number 108107 in DuPage County, Illinois.

Parcel No. 06-07-213-003

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 _____, 1998.

First reading waived by action of the Board of Trustees this 23rd day of July, 1998.

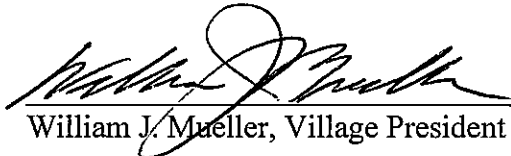
Passed on second reading this 23rd day of July, 1998.

Ayes: Trustees Borgatell, Tross, Schaffer, Jaugilas & Kufrin


Nayes: None

Absent: None

Approved this 23rd day of July, 1998.


William J. Mueller, Village President

ATTEST:


Lorraine G. Gerhardt, Village Clerk

ORDINANCE NO. 4501

**AN ORDINANCE GRANTING A CONDITIONAL USE PURSUANT TO
TITLE 15, CHAPTER 155, SECTION 416 OF THE
LOMBARD ZONING ORDINANCE AND APPROVING VARIATIONS
OF THE LOMBARD ZONING ORDINANCE
TITLE 15, CHAPTER 155, SECTIONS 155.416(K), 155.707(B)(3)(a), 155.705(C),
155.706(C)(2)(a)(1) OF THE CODE OF LOMBARD, ILLINOIS**

(PC 98-20: 24 W. Maple Street, Lombard, Illinois)

(Also see Ordinance No.(s) 4500)

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 B5 Central Business District;
and,

WHEREAS, an application has been filed requesting approval of a Conditional Use to provide for a parking lot on the property described in Section 2 below;
and,

WHEREAS, an application has been filed with the Village of Lombard requesting variations from: Title 15, Chapter 155, Section 155.416.K. of the Zoning Ordinance to reduce the required transitional yard along the north property line to five feet (5'); Title 15, Chapter 155, Section 155.707(B)(3)(a) of the Zoning Ordinance to eliminate the requirement for a six foot (6') fence within the transitional yard; Title 15, Chapter 155, Section 155.705(C) of the Zoning Ordinance to eliminate the required parkway trees in the Maple Street right-of-way adjacent to the parcel; and, Title 15, Chapter 155, Section 155.706(C)(2)(a)(1) of the Zoning Ordinance to reduce the landscaping requirement of providing a continuous landscaping of evergreen or dense deciduous shrubs across one hundred percent of the street frontage to a minimum height of four (4) feet; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on July 8, 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 the Recitals to this Ordinance are incorporated herein as if they were repeated in their entirety as part of this Section 1.

SECTION 2: That a Conditional Use is hereby granted for the property described in Section 2 below and pursuant to Title 15, Chapter 155, Section 155.416 of the Village of Lombard Zoning Ordinance so as to allow said property to be used for a parking lot and that the variations requested to Title 15, Chapter 155, Sections 155.416(K), 155.707(B)(3)(a), 155.705(C), 155.706(C)(2)(a)(1) are hereby granted to allow those changes listed in the Recitals herein.

SECTION 3: That this ordinance is limited and restricted to the property generally located at Lombard, Illinois and legally described as follows:

Being a Subdivision of lots 15 to 21 both inclusive, in Caverno's Subdivision, a resubdivision of part of the Northeast Quarter of Section 7 Township 39 North Range 11 East of the Third Principal Meridian according to the plat thereof recorded May 17, 1912 as Document Number 108107 in DuPage County, Illinois.

Parcel No. 06-07-213-003

SECTION 4: This ordinance shall be granted subject to compliance with the following condition(s):

1. That the site be developed in substantial compliance with the plans entitled "Proposed Pavement Markings, Prepared by the Village of Lombard, Department of Public Works, Dated June 22, 1998.

2. That the landscaping be installed in substantial compliance with the plans entitled "Landscape Plan", Prepared by the Village of Lombard, Department of Public Works, Dated June 22, 1998, subject to the following revisions:
- a) Draw trees at mature size. In a parking lot situation, the Japanese Tree Lilac could mature to fifteen feet (15') to twenty feet (20') and the maples could mature to twenty-five feet (25') to thirty feet (30'). The larger tree symbol will also demonstrate how the parking lot will eventually be shaded and the large amount of mulch will be reduced.
 - b) Increase the amount of plant material, especially the number of daylilies and sumac at the eastern property line and within the interior island.
 - c) On Park Avenue, widen each brick edged semi-circle planting area to thirty feet (30') to screen fifty percent of the lot. The sumac will mature to just two feet (2') in height. Therefore, another plant should be chosen or four foot (4') shrubs should be planted behind the sumacs.
 - d) Add two trees along the northern property line.
 - e) Choose a better flowering and more handsome potentilla, perhaps "Coronation Triumph" or "Goldfinger".
 - f) Shift the Japanese Tree Lilac at the entrances off of Maple Street as far away from the curb as possible to improve sight distance and to limit exposure to salt.

SECTION 5: This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed on first reading this ____ day of _____, 1998.

First reading waived by action of the Board of Trustees this 23rd day of July, 1998.

Ordinance No. 4501

Re: PC 98-20

Page 4

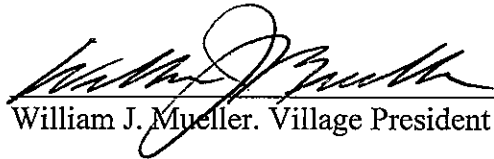
Passed on second reading this 23rd day of July, 1998.

Ayes: Trustees Borgatell, Tross, Schaffer, Jaugilas & Kufrin

Nays: None

Absent: None

Approved this 23rd, day of July, 1998.


William J. Mueller, Village President

ATTEST:


Lorraine G. Gerhardt, Village Clerk

C

C

C