

ORDINANCE NO. 5010

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

(PC 01-15: 2 East 22nd Street)

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 the operation of a dental office/clinic 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 August 20, 2001 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 and pursuant to Title 15, Chapter 155, Section 155.411 of the Village of Lombard Zoning Ordinance so as to allow for a dental office/clinic on said property.

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

LOT 1 OF EPIC PARK RESUBDIVISION, BEING A RESUBDIVISION OF THE SOUTH ½ OF LOT 21 TOGETHER WITH LOTS 22 AND 23 TAKEN AS A TRACT (EXCEPT THAT PART THEREOF TAKEN FOR RIGHT OF WAY PURPOSES) IN FRED H. BARTLETT'S HILLSDALE FARMS, BEING A RESUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 20 AND THE EAST 50 FEET OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID EPIC PARK RESUBDIVISION RECORDED APRIL 17, 1984, AS DOCUMENT R84-27670, IN DU PAGE COUNTY, ILLINOIS.

Parcel Number : 06-20-302-036

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

1. That prior to submittal for a Certificate of Occupancy, the petitioner shall provide for the following improvements to the subject property:
 - a. That all handicapped parking spaces shall be properly designated as part the Lombard Specifications Manual;
 - b. That the dumpster shall be properly screened with a solid fence per the Lombard Zoning Ordinance; and
 - c. That the petitioner provide the Village with a \$1,200 cash contribution to provide for the inclusion of four additional parkway trees within the Main Street right-of-way.

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.

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Passed on first reading this _____ day of _____, 2001.

First reading waived by action of the Board of Trustees this 6th day of September, 2001.

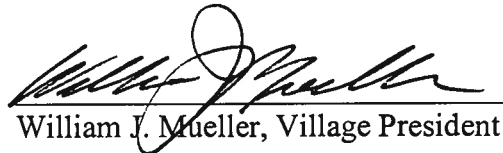
Passed on second reading this 6th day of September, 2001.

Ayes ~~Trustees DeStephano, Tross, Koenig, Sebby, Florey, Soderstrom~~

Nays: None

Absent: None

Approved this 6th, day of September, 2001.


William J. Mueller, Village President

ATTEST:


Suzan L. Kramer, Village Clerk