

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

X Resolution or Ordinance (Blue) ___ Waiver of First Requested
___ Recommendations of Boards, Commissions & Committees (Green)
___ Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : December 27, 2022 **(BOT) Date:** January 5, 2023

SUBJECT: PC 22-31: 244-376 E. St. Charles Road – Lombard Veterinary Hospital

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development *WJH*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village take the following actions on the subject property, located within the B2 Neighborhood Shopping District:

1. Approve a map amendment rezoning the subject property from the B2 Neighborhood Shopping District to the B5A Downtown Perimeter District;
2. Pursuant to Section 155.419(C) of Village Code, establish a new planned development for the property with the following zoning relief:
 - a. Pursuant to Section 155.419(C)(2), grant a conditional use for an animal hospital, animal kennel, animal day care, and animal training facility;
 - b. Pursuant to Section 155.419(C)(14), grant a conditional use for outside service areas associated with an animal hospital, animal kennel, animal day care, and animal training facility;
 - c. Pursuant to Section 155.208, grant a conditional use for more than one principal structure on a lot of record in the B5A Downtown Perimeter District;
 - d. Pursuant to Sections 155.419(K) and 155.707(B)(3), grant a variation pertaining to the placement of fencing and landscaping within the transitional landscape yard along the west property line of the subject property;
 - e. Pursuant to Section 153.507, grant a deviation to allow for 94 square feet of wall signage where 50 square feet of wall signage is permitted;
 - f. Pursuant to Section 153.507, grant a deviation to allow a freestanding sign with 27 square feet in surface area, where a sign of 20 square feet in surface area is permitted; and
3. Grant Site Plan Approval Authority to the Lombard Plan Commission, as set forth within Sections 155.504 and 155.511 of Village Code, and not being considered concurrent with the approval of the planned development.

The Plan Commission recommended approval of PC 22-31 by a vote of 7-0. Please place this petition on the January 5, 2023, Board of Trustees agenda for a first reading.

Review (as necessary):

Finance Director _____ Date _____
Village Manager _____ Date _____



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development *WJH*

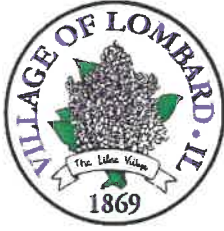
MEETING DATE: January 5, 2023

SUBJECT: **PC 22-31: 244-376 E. St. Charles Road, Lombard Vet Hospital**

Please find the following items for Village Board consideration as part of the January 5, 2023, Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 22-31;
3. An ordinance granting approval of a zoning map amendment to rezone the subject property from B2 to B5A; and
4. An ordinance granting approval of a new planned development with companion conditional uses, deviations and variations.

The Plan Commission recommended approval of PC 22-31 by a vote of 7-0. Please place this petition on the January 5, 2023, Board of Trustees agenda for a first reading.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

January 5, 2023

Village President
Keith T. Giagnorio

Village Clerk
Liz Brezinski

Trustees
Brian LaVaque, Dist. 1
Anthony Puccio, Dist. 2
Bernie Dudek, Dist. 3
Andrew Honig, Dist. 4
Dan Militello, Dist. 5
Bob Bachner, Dist. 6

Village Manager
Scott R. Niehaus

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 22-31: 244-376 E. St. Charles Road, Lombard Vet Hospital

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition.

The petitioner requests that the Village take the following actions on the subject property, located within the B2 Neighborhood Shopping District:

1. Approve a map amendment rezoning the subject property from the B2 Neighborhood Shopping District to the B5A Downtown Perimeter District;
2. Pursuant to Section 155.419(C) of Village Code, establish a new planned development for the property with the following zoning relief:
 - a. Pursuant to Section 155.419(C)(2), grant a conditional use for an animal hospital, animal kennel, animal day care, and animal training facility;
 - b. Pursuant to Section 155.419(C)(14), grant a conditional use for outside service areas associated with an animal hospital, animal kennel, animal day care, and animal training facility;
 - c. Pursuant to Section 155.208, grant a conditional use for more than one principal structure on a lot of record in the B5A Downtown Perimeter District;

- d. Pursuant to Sections 155.419(K) and 155.707(B)(3), grant a variation pertaining to the placement of fencing and landscaping within the transitional landscape yard along the west property line of the subject property;
 - e. Pursuant to Section 153.507, grant a deviation to allow for 94 square feet of wall signage where 50 square feet of wall signage is permitted;
 - f. Pursuant to Section 153.507, grant a deviation to allow a freestanding sign with 27 square feet in surface area, where a sign of 20 square feet in surface area is permitted; and
3. Grant Site Plan Approval Authority to the Lombard Plan Commission, as set forth within Sections 155.504 and 155.511 of Village Code, and not being considered concurrent with the approval of the planned development.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on December 19, 2022. Sworn in to present the petition was Anna Papke, Senior Planner, and Mike Matthys, architect, representing the petitioner.

Acting Chair Giuliano read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, she proceeded with the petition.

Mr. Matthys presented the petition. Lombard Veterinary Hospital is proposing to demolish their current structure and build a new, expanded animal hospital, plus an additional 2,400-square foot building. He described existing conditions on the site, and showed a picture of the existing animal hospital before it sustained storm damage in 2020. He noted that the subject property contains multiple buildings, including the animal hospital and the former ice house at 350-376 E. St. Charles Road. All existing structures will be demolished and the site redeveloped. The property is currently eight separate parcels, which will be consolidated into one lot of record for the proposed redevelopment.

Mr. Matthys summarized the requested zoning entitlements. The petitioner is requesting rezoning from the B2 District to the B5A Downtown Perimeter District. The proposed zoning will allow them to create a pedestrian-orientated building. The petitioner is requesting conditional uses for an animal hospital and outside service areas associated with the animal hospital. The petitioner is also requesting a conditional use for a second 2,400-square foot building on the east side of the property. Mr. Matthys noted this building could be one of many uses to go along with the animal hospital, of an unrelated but complimentary use.

Mr. Matthys discussed the deviations for fencing and the proposed signage on the site. He noted that with the consolidation of the eight parcels this will be a larger property than typically found in the B5A district. Therefore, the petitioner is asking for a larger freestanding sign and more wall signage than Code allows in the B5A District. Mr. Matthys noted that the proposed freestanding sign would have been permitted under existing B2 zoning. He showed the preliminary engineering plans and noted the proposed pervious pavers for a portion of the parking lot and proposed

stormwater pipes. He noted that existing overhead powerlines will be relocated to the front of the property and buried. He presented the interior floor plans and described how the interior of the building will function. He presented the exterior elevations, and said the building would be constructed of brick and stone, with a front porch, porte cochere, and outdoor waiting area. He noted the outdoor yards on the west side and the rear. He explained that animal would always be supervised by veterinary staff within these outside service areas. He described the fencing along the perimeter of the property, which would run along the west property line, across the north property line and part way down the east property line.

Acting Chair Giuliano asked if any person would like to speak in favor or against this petition, or for public comment.

Carol Mangiaracina addressed the Plan Commission. She was concerned about the proposed fence along the west property line. She said that the rear yards of neighboring properties already have fences along that property line, and that weeds may grow between the fences if the vet hospital installs a second fence on the property line. She expressed a preference to have the fence on the rear of her property taken down to relieve the potential weed problem.

Mr. Matthys said the petitioner is open to working with the neighbors. He noted the finished side of the fence on the vet hospital property would face the neighbors. He noted many of the neighbors' existing fences have gates and they would work with the neighbors.

Acting Chair Giuliano asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, she asked for the staff report.

Ms. Papke presented the staff report, which was submitted to the public record in its entirety. Lombard Veterinary Hospital, has operated at 244 E. St. Charles Road since the late 1950s. In addition to 244 E. St. Charles, the petitioner owns the vacant property north of the existing vet hospital and has recently acquired the property at 350-376 E. St. Charles Road (former ice house building). The petitioner intends to redevelop the entire subject property with an expanded veterinary hospital plus a second 2,400 square-foot building for future commercial use. The petitioner is seeking zoning entitlements for the proposed development.

The petitioner has requested a zoning map amendment to rezone the subject property from B2 Neighborhood Shopping District to B5A Downtown Perimeter District. The B5A District is intended to be a transition between the downtown area and other land uses. The subject property is located at a point of transition between the downtown to the west, the post office and service businesses to the east, and single-family residential uses to the north and west. As properties located adjacent to the downtown have redeveloped in recent years, it has been the policy of the Village to rezone them to B5A in order to encourage the continuation of existing development patterns along prominent commercial corridors. The development standards in the B5A District will promote development on the subject property that is compatible with the existing pattern of development along this stretch of East St. Charles Road. Staff supports this request.

The petitioner is requesting approval of a new planned development with several companion conditional uses and deviations. Staff notes that the proposed development will be largely

compliant with the development regulations in the underlying B5A District. The new animal hospital will replace an existing development that has a number of nonconformities related to building setbacks and transitional landscape yards.

Animal hospitals and related uses such as kennels and animal day care are conditional uses in the B5A District. In review of the petition, staff notes that the proposed animal hospital will comply with the required 20-foot transitional building setback from the residential development to the west of the subject property. Fencing and landscaping will screen the animal hospital from surrounding residences. Operations in the new building will be similar to those in the existing animal hospital, which has operated on the site for over 60 years without apparent impact on the adjacent neighborhood. The new facility will include a crematorium similar to the crematorium in the existing facility. Other services include animal exams and medical procedures typical of an animal hospital. The petitioner has requested an additional conditional use to allow outside service areas for animal play and relief areas. These areas will be screened by solid PVC fencing, and will provide space for staff and customers to walk animals. This aspect of the new facility is similar to current outside operations on the site. Site access is provided by two curb cuts on St. Charles Road. There will be no access from the site to Windsor Avenue to the north. The site will include 105 parking spaces, which exceeds the number of spaces required by Code.

The proposed development plan calls for a 2,400 square-foot building on the east side of the site. The use and construction date of this building have not yet been determined, but the petitioner has indicated it may fulfill an ancillary use for the animal hospital, or it may be suitable for an unrelated commercial tenant. The petitioner requests a conditional use to allow for two principal buildings on a lot of record in anticipation of this later phase of development. Staff supports this request.

The petitioner requests a variance to allow for a fence in a transitional landscape yard to be placed on the west property line rather than eight feet inside the property line as required by Village Code. The west side of the subject property abuts the rear yards of single-family homes on Craig Place, most of which already have fences along the shared property line. If the petitioner installs the fence eight feet inside the property line, it will create a landscaped alley between fences that is difficult to maintain. The petitioner believes installing the fence along the property line will enhance safety and allow for better property maintenance of the western portion of the site. Staff agrees with this assessment and notes that similar variances have been approved for previous developments.

Finally, the petitioner has requested deviations for wall signage and a freestanding sign. Staff has reviewed the proposed signage and finds it to be consistent with the scale of the proposed building and the site.

Staff is supportive of the requested zoning change and the proposed planned development and associated zoning relief. Staff recommends approval of the petition subject to the conditions in the staff report.

Acting Chair Giuliano asked if there were any questions or comments on the staff report.

Commissioner Spreenberg noted the sign size differences between B2 and B5A, in reference to the petitioner's comment that the proposed signage would have been permitted in B2. He asked

for an explanation of the difference in signage requirements between the two districts. Ms. Papke said in the B5A Downtown District there are no required building setbacks and those properties are often smaller than properties in other B Districts. In the B2 District the buildings are usually larger and set back farther from the roadway. Therefore, signage is allowed to be larger in B2 than in B5A to be in scale with the building and neighborhood.

Commissioner Johnston asked about the fence material. Ms. Papke said it is vinyl. Commissioner Johnston asked if the petitioner intends to make it one fence, owned by the animal hospital. Mr. Matthys agreed this was the case. Mr. Greg Ludwig, representing the animal hospital, said existing fences on neighboring properties along the west property line are all different materials and heights. He said the vet hospital prefers to install a new fence for a cohesive look.

Commissioner Spreenberg asked if the developer would help the residents remove their fences if they wanted to do so, and Mr. Ludwig said yes.

Commissioner Sweetser asked about the outdoor area and the planning to ensure there is enough space for all the animals. Mr. Matthys said the smaller yards are for relief and multiple dogs would not be out at one time. The other yards to the rear of the building are for group play. He said the veterinary staff will manage the dogs in this area.

Commissioner Spreenberg asked how owns the abutting property to the east of the subject property. Ms. Papke said there is a gap strip immediately to the east. Property beyond the gap strip is owned by the U.S. Post Office.

Commissioner Spreenberg asked if the neighbors are ok with the proposed retaining wall on the east side of the subject property. Ms. Papke said the retaining wall will be on the subject property, and will not impact drainage on neighboring properties.

Acting Chair Giuliano asked if there were any questions or comments on the staff report. Hearing none, she opened the meeting for comments among the Commissioners.

Commissioner Johnston said the building is beautiful and asked about the outdoor areas.

Dr. Georgie Ludwig, representing the animal hospital, said this is an expanded medical facility. The boarding is a small part of the business. She said the outdoor areas are to allow dogs from one family to congregate. There may be small training opportunities as well.

Commissioner Johnston asked if there will be stairs or an elevator to the second floor of the building. Mr. Matthys said there will be both due to the size of the building.

Commissioner Invergo asked about parking lot lighting. Mr. Matthys said the poles are 25 feet tall. The development will follow the photometric requirements in the Village Code. Some lights will have reflectors to minimize light spread.

Commissioner Spreenberg asked about the second building and how it related to the petitioner's request for the Village Board to grant site plan approval authority to the Plan Commission. Would

the second building need site plan approval? Ms. Papke said the future building would not necessarily need site plan approval if it were built in the location and size shown on the current set of plans. However, if the building ended up needing zoning relief in the future, then some forms of zoning relief could be approved through the site plan approval process with the Plan Commission, rather than needing Village Board approval. Zoning entitlements eligible for site plan approval such include signage and parking deviations. However, other forms of zoning entitlements, such as a conditional use, would still require a full public hearing process and Village Board consideration. Commissioner Spreenberg asked about timing for site plan approvals, and whether the current action was a site plan approval. Ms. Papke said the current action requested was for the Village Board to grant site plan approval to the Plan Commission, for purposes of considering future zoning actions. Ms. Papke said the site plan approval process is available to properties within planned developments and applies to a limited number of zoning actions, mainly related to signage and parking. Ms. Ganser noted that the Plan Commission has site plan approval authority for many other planned developments already.

On a motion by Commissioner Walker, and a second by Commissioner Invergo, the Plan Commission voted 7-0 to recommend that the Village Board approve the petition associated with PC 22-31 subject to the four (4) conditions in the staff report:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. The petitioner shall record a plat of consolidation of the subject property prior to obtaining a building permit; and
4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Respectfully,

VILLAGE OF LOMBARD

Leigh Giuliano, Acting Chairperson
Lombard Plan Commission

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Lombard Veterinary Hospital – 244-376 E. St. Charles Road

December 19, 2022

Title

PC 22-31

Petitioner

Georgianne Ludwig
1300 S. Main Street
Lombard, IL 60148

Property Owners

Georgianne Ludwig
1300 S. Main Street
Lombard, IL 60148

Property Location

244-376 E. St. Charles Road

Zoning

B2 – Neighborhood Shopping
District

Existing Land Use

Veterinary hospital; vacant
commercial building (former ice
house)

Comprehensive Plan

Community Commercial

Approval Sought

Rezone property from B2 to B5A;
establish a new planned development
with associated conditional uses and
zoning relief; grant site plan approval
to the Plan Commission.

Prepared By

Anna Papke, AICP
Senior Planner



LOCATION MAP

PROJECT DESCRIPTION

The petitioner, Lombard Veterinary Hospital (LVH), has operated at 244 E. St. Charles Road since the late 1950s. The existing vet hospital building sustained significant damage during a storm in the summer of 2020. In addition to 244 E. St. Charles, the petitioner owns the vacant property north of the existing vet hospital and has recently acquired the property at 350-376 E. St. Charles Road (former ice house building). The petitioner intends to develop the entire subject property with an expanded veterinary hospital plus a second 2,400 square-foot building for future commercial use. The petitioner is seeking zoning entitlements for the proposed development.

EXISTING CONDITIONS

The property is developed with a veterinary hospital and a vacant commercial building. The parcels north of the veterinary hospital are undeveloped. The subject property comprises eight separate parcels that will be consolidated into one lot of record prior to redevelopment.

PROJECT STATS

Lot & Bulk

Site Area:	109,210 sq. ft.
Building Size	
Vet hospital:	14,726 sq. ft.
Future commercial:	2,400 sq. ft.
Parking Spaces:	105 spaces
Open Space:	40%

Submittals

1. Petition for public hearing, submitted by petitioner, dated 11/22/2022;
2. Responses to standards, prepared by petitioner;
3. Architectural plan package, including site plan, building elevations, floor plans, signage plans, landscape plan and photometric plan, prepared by Linden Group and RWE Design Build, variously dated throughout 2022;
4. Final site improvement plans (civil engineering), prepared by Advantage Consulting Engineers, dated 11/23/2022; and
5. Boundary and topographic survey, prepared by Regional Land Services, dated 5/26/2022.

APPROVAL(S) REQUIRED

The petitioner requests that the Village take the following actions on the subject property, located within the B2 Neighborhood Shopping District:

1. Approve a map amendment rezoning the subject property from the B2 Neighborhood Shopping District to the B5A Downtown Perimeter District;
2. Pursuant to Section 155.419(C) of Village Code, establish a new planned development for the property with the following zoning relief:
 - a. Pursuant to Section 155.419(C)(2), grant a conditional use for an animal hospital, animal kennel, animal day care, and animal training facility;
 - b. Pursuant to Section 155.419(C)(14), grant a conditional use for outside service areas associated with an animal hospital, animal kennel, animal day care, and animal training facility;
 - c. Pursuant to Section 155.208, grant a conditional use for more than one principal structure on a lot of record in the B5A Downtown Perimeter District;
 - d. Pursuant to Sections 155.419(K) and 155.707(B)(3), grant a variation pertaining to the placement of fencing and landscaping within the transitional landscape yard along the west property line of the subject property;
 - e. Pursuant to Section 153.507, grant a deviation to allow for 94 square feet of wall signage where 50 square feet of wall signage is permitted;
 - f. Pursuant to Section 153.507, grant a deviation to allow a freestanding sign with 27 square feet in surface area, where a sign of 20 square feet in surface area is permitted; and
3. Grant Site Plan Approval Authority to the Lombard Plan Commission, as set forth within Sections 155.504 and 155.511 of Village Code, and not being considered concurrent with the approval of the planned development.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has the following comments regarding the petition. Additional comments may be forthcoming during permit review.

1. The proposed design shows only one exit from the second floor. This is allowed in the Building Code, but limits the occupancy to 29 people or less people. The plan shows 23 people based on square footage, but shows spaces (training room, conference room, offices, break room, etc.) that could bring the occupancy over 23 and possibly over 29. We would require this space to be posted at 29 people on the second floor. If the owner/operator would see where they would ever need to have more people than that, they would need to add a second exit.
2. There are no bathrooms shown on the plan on the second floor. Further clarification would be needed to offer comments on the second-floor space.

Fire Department:

The Fire Department has the following comment the petition. Additional comments may be forthcoming during permit review.

1. A fire hydrant will be required within 75-100 feet of the Fire Department Connection.

Public Works:

Public Works has no comments regarding the petition. The department has been participating in engineering plan review, and technical comments have been addressed. Additional comments may be forthcoming during permit review.

Private Engineering Services (PES):

PES has no comments regarding the petition. Additional comments on the current engineering plans will be forthcoming during permit review.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	R2	Single-family residence
South	N/A	Union Pacific Railroad
East	B2	United States Post Office
West	B2 and R2	O'Neill's Pub, multi-family, and single-family residential

The subject property is located on East St. Charles Road, two blocks east of the Downtown and Downtown Perimeter Districts. Neighboring development consists of medium-intensity commercial and service uses along St. Charles Road, residential uses, and governmental services (Post Office). The vet hospital has operated on a portion of the subject property since 1959. The proposed redevelopment and expansion of the vet hospital is compatible with these surrounding land uses.

2. *Comprehensive Plan Compatibility*

The Comprehensive Plan recommends community commercial uses on the subject property. Community Commercial uses are described as commercial areas providing services extending beyond daily living needs. The existing and proposed expanded veterinary hospital are consistent with this land use recommendation for the subject property.

3. *Zoning Ordinance Compatibility*

The proposed zoning of the subject property is B5A, Downtown Perimeter District. With the exception of the deviations and variations discussed below, the proposed development is consistent with the Lombard Zoning Ordinance. Staff notes the following with respect to this petition's consistency with the Zoning Ordinance:

- The proposed use, an animal hospital with kennel and other associated uses, is a conditional use in the B5A District.
- The proposed building is 30 feet in height (measured to the mean level between the eaves and ridge of the roof). Maximum building height in B5A is 30 feet in height.
- The proposed development will maintain 40% of the site area as open space. There is no minimum requirement for open space in the B5A District.
- The site will provide 105 parking spaces serving a building with a gross floor area of 17,126 square feet, or six spaces per 1,000 square feet of building area. Currently, the Zoning Ordinance requires animal hospital offices and retail uses to provide four spaces per 1,000 square feet of floor area. The Village is currently advancing a comprehensive amendment to the parking requirements which would reduce the required parking to three spaces per 1,000 square feet of floor area (PC 22-27).
- The petitioner has submitted a preliminary parking lot photometric plan. A final photometric plan will be reviewed during the building permit phase.
- The petitioner has submitted a landscape plan. The landscape plan is compliant with Village Code, with the exception of the following:
 - Five parkway trees are required in the Windsor Avenue right-of-way along the north property line. This will be addressed during permit review.
 - The petitioner is requesting a variation for the placement of fencing and landscaping within the transitional landscape yard. This request is discussed in detail below.
- The subject property currently consists of eight separate parcels of property. The petitioner will be required to consolidate the subject property into one lot of record via an administrative platting process.

4. *Request for Map Amendment*

Based on a suggested and recommendation by staff, the petitioner is requesting a map amendment to rezone the subject property from B2 Neighborhood Shopping District to B5A Downtown Perimeter District. The B2 zoning designation promotes typical neighborhood commercial development and is consistent with the property's existing and proposed use as an animal hospital and small commercial building. However, the B2 District requires large front yard setbacks and other development standards that encourage commercial development with a suburban character. These development standards are inconsistent with the existing pattern of development along this stretch of St. Charles Road, which includes small commercial lots with buildings built to the front property line and limited open space.

The proposed animal hospital redevelopment will incorporate design elements more typical of traditional downtown development by locating the building toward the front of the property and creating a pedestrian-oriented aesthetic along the St. Charles Road frontage. The B5A zoning designation will better reflect the physical characteristics of the proposed development. As properties along this stretch of East St. Charles Road and other locations adjacent to the downtown have redeveloped in recent years, the Village has rezoned them to B5A Downtown Perimeter District in order to encourage the continuation of downtown development patterns along prominent commercial corridors. Recent examples of this approach include the block of 130-144 E. St. Charles Road (PC 20-11), and the Helen Plum Library site at 411 S. Main Street (PC 20-29).

Further, the Village Code states the intent of the B5A District as follows:

The B5A Downtown Perimeter District is intended to be a transition between the downtown and other commercial areas that accommodates all retail, service, and specialty shops and necessary civic services characteristic of the traditional central area in a pedestrian environment while also recognizing compatible automotive land uses.

The subject property is located on the east end of the Village's downtown area at a point of transition between the downtown to the west, the post office and local service businesses to the east, the railroad on the south side of St. Charles Road, and low-density residential development to the west and north. The B5A zoning designation will promote development on the subject property that is compatible with this mixture of uses. Again, staff supports the requested zoning map amendment.

5. *Request to Establish a New Planned Development with Associated Zoning Relief*

Village Code Section 155.502(F) requires that a planned development be established whenever a property is rezoned to the B5A District and the property meets the area and width requirements for planned developments. Planned developments are intended to provide flexibility in zoning regulations in order to accommodate development that is in the public interest but that would not otherwise be permitted by the underlying zoning regulations. To accommodate the proposed development, the petitioner requests approval of a new planned development with companion zoning relief, enumerated below.

Staff points out that the proposed development on the property will be largely compliant with development regulations in the B5A Zoning District. The new animal hospital will replace an existing development that has a number of nonconforming site design characteristics, including:

- **Building setbacks:** The existing buildings on the site do not meet the setbacks required by the B2 Zoning District (the current zoning designation of the subject property). The proposed building meets the transitional building setbacks required by the B5A District.
- **Transitional landscape yard:** Existing development on the subject property does not provide the transitional landscape yard that is required where adjacent to residential uses. The proposed development will provide the transitional landscape yard.

Overall, staff finds the proposed redevelopment will increase compatibility between the subject property and surrounding land uses, and is supportive of the proposed planned development.

A. *Conditional use for an animal hospital, animal kennel, animal day care, and animal training facility*

The petitioner will construct a new animal hospital facility to replace an animal hospital facility that has existed on the subject property since 1959. The proposed building will comply with the required 20-foot transitional setback from residential development adjacent to the west of the site. The petitioner will install fencing and landscaping along the west and north property lines

to buffer the animal hospital from nearby residences. The existing animal hospital has operated on the site without apparent impact on the adjacent neighborhood since the late 1950s. Operations in the new building will be similar to those in the existing building. At a neighborhood meeting held by the petitioner in November 2022, neighborhood residents expressed general support for the redevelopment of the animal hospital provided landscaping and fencing are installed along the north and west property lines. Staff supports the requested conditional use.

B. Conditional use for outside service areas associated with the animal hospital and kennel

The proposed development includes an animal play area adjacent to the north side of the building and several smaller animal walking areas around the perimeter of the building. The petitioner has operated an animal hospital on the subject property since 1959. In their response to standards, the petitioner states that the business has routinely used outdoor areas around the existing building for purposes of pet relief and outdoor play areas. They plan to continue to use the outside areas in this manner, with places for these uses formally noted on the site plan.

Staff notes that the proposed outside service areas will all be screened with an 8-foot tall solid PVC privacy fence. These areas are also outside the 10-foot transitional landscape buffer along the west property line. The petitioner has stated that the use of the proposed outdoor service areas will be similar to their current outside operations. Staff is not aware of any complaints resulting from the current outside operations. Staff supports the requested conditional use for outside service areas.

C. Conditional use for more than one principal structure on a lot of record

The proposed plan for the site includes a 2,400 square-foot building on the east side of the site. The use and construction date of this building are as yet undetermined. The petitioner has indicated that the building may serve as an ancillary space for the animal hospital/kennel operations in the main building. Should this occur, staff would consider the conditional use for the animal hospital/kennel granted for the main building to extend to the 2,400 square foot auxiliary building. Alternatively, the property owner may seek a tenant with an office/retail use. Any business requiring a conditional use other than the extension of the animal hospital use would require approval through the Plan Commission public hearing process.

Staff finds the site plan promotes an efficient use of land. There is adequate parking to serve both buildings, and circulation is sufficient. Staff supports the conditional use.

D. Variation for fencing in the transitional landscape yard

Village Code requires a transitional landscape yard on the west side of the property where adjacent to residential development. Transitional landscape yards require a fence that is six feet tall to be placed a minimum of eight feet inside the property line.

The west side of the subject property abuts the rear yards of single-family residences on Craig Street. Many of these properties already have six-foot tall solid fences located along the shared property line. The petitioner has pointed out that installing the fence eight feet inside the property line as required by Code will result in a landscaped alley between fences that is difficult to maintain. Instead, the petitioner proposes to install a 6-foot tall solid fence near the shared property line, next to the existing fences. Landscaping will be installed inside the fence. The petitioner believes locating the fence along the property line will enhance safety and allow for better property maintenance of the western portion of the subject property. Staff agrees with the petitioner's assessment, and notes that a variation was granted to the Helen Plum Library for a

fence in a transitional landscape yard under similar circumstances (PC 20-29). Staff is supportive of this variation request.

E. A deviation to allow for 94 square feet of wall signage

Village Code permits a maximum of 50 square feet of wall signage on the subject property. The petitioner is proposing a total of 94 square feet of wall signage: a 47-square foot sign on the south elevation of the building and a 47-square foot sign on the east elevation.

The size of the proposed wall signage is consistent with the scale of the proposed building. Staff notes that with over 400 feet of frontage along St. Charles Road, the subject property is larger than the typical property in the B5A District. Additional wall signage is reasonable given the specific characteristics of the site. The requested signage is similar to the amount of wall signage approved for the Helen Plum Library in similar circumstances (112 square feet). Staff supports the requested deviation.

F. A deviation to allow freestanding sign with 27 square feet in surface area

The petitioner proposes a 27-square foot freestanding monument sign. Village Code allows a freestanding sign with 20 square feet of sign surface area at this location.

Staff finds that the proposed sign is in scale with the size of the building and other site design elements. Again, staff notes that that subject property has substantially more street frontage than most other properties in the B5A District. Staff supports the requested deviation.

6. Request to Grant Site Plan Approval Authority to the Plan Commission

The petitioner requests the Village grant site plan approval authority for the proposed new planned development to the Plan Commission. Site Plan Approval authority will allow the Plan Commission to review certain zoning entitlement requests should they come forward in the future. It is standard for the Plan Commission to have site plan approval authority for planned developments. Staff supports this request.

7. Neighborhood meeting comments

The petitioner and petitioner's development team held a neighborhood meeting at Lombard Commons on November 10, 2022, to answer questions about the proposed redevelopment of the subject property. Over 100 letters were mailed to adjacent property owners. Seven members of the public attended the meeting. Attendees generally expressed support for the redevelopment of the subject property. The following comments were received:

- Several attendees were interested in the proposed landscaping and fencing for the north property line. They expressed a preference for a mix of fencing and landscaping to screen the site from the Windsor Avenue right-of-way. The submitted landscape plan shows a six-foot tall solid fence set back 10 feet from the north property line, with sod and trees proposed between the fence and property line.
- Attendees asked about parking lot lighting. The design team and staff discussed the parking lot lighting requirements in Village Code, noting that Code prohibits light spillover from commercial properties where adjacent to residential development. The petitioner has submitted a preliminary photometric plan. A final photometric plan will be reviewed during the permit submittal phase.

- Stormwater management was discussed. Several attendees noted the vet hospital parking lot currently holds water during heavy storm events. Adjacent residential properties are at a higher elevation than the subject property and stormwater runoff from the site does not drain or pond on the neighboring residential properties. The design team described stormwater improvements intended to mitigate this. Staff notes that the development will need to meet Village and County stormwater regulations. Several draft preliminary engineering plans have been reviewed by the Village Engineer and Public Works. Final engineering will be reviewed during the permit submittal phase.

SITE HISTORY

PC 86-3

Conditional use for an animal hospital, to allow expansion of the existing animal hospital to include the building at 250 E. St. Charles Road.

ZBA 19-05

Request for variance to allow an eight-foot tall fence in the rear yard of a through-lot in the B2 District. Fence never constructed. Variance expired October 3, 2022.

FINDINGS & RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it complies with the standards established by the Lombard Village Code for the requested map amendment and the establishment of a new planned development with companion zoning relief, subject to the conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of PC 22-31:

Based on the submitted petition and the testimony presented, the proposed map amendment and planned development with companion zoning relief do comply with the standards required by the Village of Lombard Village Code; and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission and I recommend to the Corporate Authorities approval of PC 22-31, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. The petitioner shall record a plat of consolidation of the subject property prior to obtaining a building permit; and
4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Inter-Departmental Review Committee Report approved by:

William J. Heniff, AICP
Director of Community Development

c. Petitioner

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ORDINANCE NO. _____

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

(PC 22-31: 244-376 E. St. Charles Road, Lombard Vet Hospital)

(See also Ordinance No.(s) _____)

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 located at 244-376 E. St. Charles Road, and described in Section 2 hereto, from B2 Neighborhood Shopping District to B5A Downtown Perimeter Corridor District; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on December 19, 2022, 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 below to B5A Downtown Perimeter District.

SECTION 2: This ordinance is limited and restricted to the property generally located at 244-376 E. St. Charles Road, Lombard, Illinois, and legally described as follows:

PARCEL 1

THAT PART OF SECTION 5 AND 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A STONE ON SECTION LINE 1906.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE SOUTH 1 DEGREE 21 MINUTES EAST 213.9 FEET TO THE NORTHLINE OF THE RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILWAY; THENCE NORTH 67 DEGREES 57 MINUTES EAST ALONG SAID NORTH LINE 179.35 FEET FOR THE PLACE OF BEGINNING; THENCE NORTH 22 DEGREES 3 MINUTES WEST 178.0 FEET; THENCE NORTH 67 DEGREES 57 MINUTES EAST 128.0 FEET; THENCE SOUTH 22 DEGREES 3 MINUTES EAST 178.0 FEET TO THE NORTH LINE OF THE RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILWAY; THENCE SOUTH 67 DEGREES 57 MINUTES WEST 128.0 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2

THAT PART OF SECTION 5 AND 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A STONE ON SECTION LINE 1906.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE SOUTH 1 DEGREE 21 MINUTES EAST 213.9 FEET TO THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY FOR A PLACE OF BEGINNING; THENCE NORTH 67 DEGREES 57 MINUTES EAST ALONG SAID NORTH LINE 179.35 FEET; THENCE NORTH 22 DEGREES 03 MINUTES WEST 178.0 FEET; THENCE SOUTH 67 DEGREES 57 MINUTES WEST TO A POINT OF INTERSECTION WITH THE SAID LINE RUNNING SOUTH 1 DEGREE 21 MINUTES EAST FROM SAID STONE MENTIONED; THENCE SOUTH 1 DEGREE 21 MINUTES EAST TO THE PLACE OF BEGINNING, IN THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

PARCEL 3

THAT PART OF LOT 1 OF HERBRECHTS'S SUBDIVISION, A SUBDIVISION IN SECTION 5 AND 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT

THEREOF RECORDED FEBRUARY 15, 1951 AS DOCUMENT 644910 AND CERTIFICATE OF CORRECTION RECORDED FEBRUARY 13, 1953 AS DOCUMENT 674082, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY SOUTHWEST CORNER OF LOT 1; THENCE NORTH 67 DEGREES 57 MINUTES EAST ALONG THE SOUTH LINE OF SAID LOT 1, 227.75 FEET (MEASURED 227.42 FEET); THENCE NORTH 22 DEGREES 3 MINUTES WEST 20.00 FEET; THENCE SOUTH 67 DEGREES 57 MINUTES WEST 214.53 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 10 DEGREES 42 MINUTES WEST, ALONG THE WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 10 DEGREES 42 MINUTES WEST, ALONG THE WESTERLY LINE OF SAID LOT 1, 23.78 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4:

LOTS 1 THROUGH 4, BOTH INCLUSIVE, IN BLOCK 14 IN H.O. STONE AND COMPANY'S ADDITION TO LOMBARD, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 26, 1924 AS DOCUMENT 179463, IN DUPAGE COUNTY, ILLINOIS; AND LOT 1 IN ARNDT HOSPITAL CONSOLIDATION PLAT, BEING A SUBDIVISION OF LOTS 5 THROUGH 9 INCLUSIVE, IN BLOCK 14 IN H.O. STONE AND COMPANY'S ADDITION TO LOMBARD, A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ARNDT HOSPITAL CONSOLIDATION PLAT RECORDED MAY 29, 1986 AS DOCUMENT R86-52310 IN DUPAGE COUNTY, ILLINOIS; ALSO THAT PART OF THE FORMER 33 FOOT WIDE STEWART AVENUE RIGHT OF WAY AS DEDICATED PER H.O. STONE & COMPANY'S ADDITION TO LOMBARD (DOCUMENT NO. 79463) IN SECTIONS 5 AND 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF AND ABUTTING THE NORTHERLY LINE OF THE ST. CHARLES ROAD RIGHT OF WAY (AS DEDICATED PER DOCUMENT NO. 179463), LYING EAST OF AND ABUTTING THE EAST LINE OF LOT 1 IN ARNDT HOSPITAL CONSOLIDATION PLAT (PER DOCUMENT NO. R86-52310), LYING EAST OF AND ABUTTING THE EAST LINES OF LOTS 1, 2, 3 & 4, BLOCK 14 IN SAID H.O. STONE & COMPANY'S ADDITION TO LOMBARD, AND LYING SOUTH OF AND ABUTTING THE WINDSOR AVENUE RIGHT OF WAY AS HERETOFORE DEDICATED PER SAID H.O. STONE &

Ordinance No. _____

Re: PC 22-31

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COMPANY'S ADDITION TO LOMBARD; AND VACATED PER DOCUMENT R2017-105182, RECORDED OCTOBER 12, 2017, IN DUPAGE COUNTY, ILLINOIS.

PINs: 06-08-107-001, 06-08-107-002, 06-05-322-015, 06-08-106-011, 06-05-321-011, 06-05-321-012, 06-05-321-013, and 06-05-321-014

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 _____, 2023.

Passed on second reading this ____ day of _____, 2023, pursuant to a roll call vote as follows:

Ayes: _____

Nayes: _____

Absent: _____

Approved this _____, day of _____, 2023.

Keith T. Giagnorio, Village President

ATTEST:

Elizabeth Brezinski, Village Clerk

Published in pamphlet from this ____ day of _____, 2023.

Ordinance No. _____
Re: PC 22-31
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Elizabeth Brezinski, Village Clerk

ORDINANCE NO. _____

**AN ORDINANCE GRANTING APPROVAL OF A PLANNED
DEVELOPMENT WITH COMPANION CONDITIONAL USES,
DEVIATIONS AND VARIATIONS FROM THE LOMBARD CODE OF
ORDINANCES**

(PC 22-31: 244-376 E. St. Charles Road, Lombard Vet Hospital)

(See also Ordinance No(s). _____)

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 President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Sign Ordinance, otherwise known as Title 15, Chapter 153 of the Code of Lombard, Illinois; and,

WHEREAS, an application has heretofore been filed requesting approval of a planned development with companion conditional uses, deviations and variations from the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code) and the Lombard Sign Ordinance (Title 15, Chapter 153 of the Village Code), as set forth in Section 1 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on December 19, 2022, 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 planned development with companion conditional uses, deviations and variations 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 planned development with companion conditional uses, deviations and variations 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. Pursuant to Section 155.419(C) of Village Code, establish a new planned development for the property with the following zoning relief:
 - a. Pursuant to Section 155.419(C)(2), grant a conditional use for an animal hospital, animal kennel, animal day care, and animal training facility;
 - b. Pursuant to Section 155.419(C)(14), grant a conditional use for outside service areas associated with an animal hospital, animal kennel, animal day care, and animal training facility;
 - c. Pursuant to Section 155.208, grant a conditional use for more than one principal structure on a lot of record in the B5A Downtown Perimeter District;
 - d. Pursuant to Sections 155.419(K) and 155.707(B)(3), grant a variation pertaining to the placement of fencing and landscaping within the transitional landscape yard along the west property line of the subject property;
 - e. Pursuant to Section 153.507, grant a deviation to allow for 94 square feet of wall signage where 50 square feet of wall signage is permitted;
 - f. Pursuant to Section 153.507, grant a deviation to allow a freestanding sign with 27 square feet in surface area, where a sign of 20 square feet in surface area is permitted; and
2. Grant Site Plan Approval Authority to the Lombard Plan Commission, as set forth within Sections 155.504 and 155.511 of Village Code, and not being considered concurrent with the approval of the planned development.

SECTION 2: That this ordinance is limited and restricted to the subject property generally located at 244-376 E. St. Charles Road, Lombard, Illinois, and legally described as follows:

PARCEL 1

THAT PART OF SECTION 5 AND 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A STONE ON SECTION LINE 1906.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE SOUTH 1 DEGREE 21 MINUTES EAST 213.9 FEET TO THE NORTHLINE OF THE RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILWAY; THENCE NORTH 67 DEGREES 57 MINUTES EAST ALONG SAID NORTH LINE 179.35 FEET FOR THE PLACE OF BEGINNING; THENCE NORTH 22 DEGREES 3 MINUTES WEST 178.0 FEET; THENCE NORTH 67 DEGREES 57 MINUTES EAST 128.0 FEET; THENCE SOUTH 22 DEGREES 3 MINUTES EAST 178.0 FEET TO THE NORTH LINE OF THE RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILWAY; THENCE SOUTH 67 DEGREES 57 MINUTES WEST 128.0 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2

THAT PART OF SECTION 5 AND 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A STONE ON SECTION LINE 1906.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE SOUTH 1 DEGREE 21 MINUTES EAST 213.9 FEET TO THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY FOR A PLACE OF BEGINNING; THENCE NORTH 67 DEGREES 57 MINUTES EAST ALONG SAID NORTH LINE 179.35 FEET; THENCE NORTH 22 DEGREES 03 MINUTES WEST 178.0 FEET; THENCE SOUTH 67 DEGREES 57 MINUTES WEST TO A POINT OF INTERSECTION WITH THE SAID LINE RUNNING SOUTH 1 DEGREE 21 MINUTES EAST FROM SAID STONE MENTIONED; THENCE SOUTH 1 DEGREE 21 MINUTES EAST TO THE PLACE OF BEGINNING, IN THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

PARCEL 3

THAT PART OF LOT 1 OF HERBRECHTS'S SUBDIVISION, A SUBDIVISION IN SECTION 5 AND 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1951 AS DOCUMENT 644910 AND CERTIFICATE OF CORRECTION RECORDED FEBRUARY 13, 1953 AS DOCUMENT 674082, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY SOUTHWEST CORNER OF LOT 1; THENCE NORTH 67 DEGREES 57 MINUTES EAST ALONG THE SOUTH LINE OF SAID LOT 1, 227.75 FEET (MEASURED 227.42 FEET); THENCE NORTH 22 DEGREES 3

MINUTES WEST 20.00 FEET; THENCE SOUTH 67 DEGREES 57 MINUTES WEST 214.53 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 10 DEGREES 42 MINUTES WEST, ALONG THE WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 10 DEGREES 42 MINUTES WEST, ALONG THE WESTERLY LINE OF SAID LOT 1, 23.78 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4:

LOTS 1 THROUGH 4, BOTH INCLUSIVE, IN BLOCK 14 IN H.O. STONE AND COMPANY'S ADDITION TO LOMBARD, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 26, 1924 AS DOCUMENT 179463, IN DUPAGE COUNTY, ILLINOIS; AND LOT 1 IN ARNDT HOSPITAL CONSOLIDATION PLAT, BEING A SUBDIVISION OF LOTS 5 THROUGH 9 INCLUSIVE, IN BLOCK 14 IN H.O. STONE AND COMPANY'S ADDITION TO LOMBARD, A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ARNDT HOSPITAL CONSOLIDATION PLAT RECORDED MAY 29, 1986 AS DOCUMENT R86-52310 IN DUPAGE COUNTY, ILLINOIS; ALSO THAT PART OF THE FORMER 33 FOOT WIDE STEWART AVENUE RIGHT OF WAY AS DEDICATED PER H.O. STONE & COMPANY'S ADDITION TO LOMBARD (DOCUMENT NO. 79463) IN SECTIONS 5 AND 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF AND ABUTTING THE NORTHERLY LINE OF THE ST. CHARLES ROAD RIGHT OF WAY (AS DEDICATED PER DOCUMENT NO. 179463), LYING EAST OF AND ABUTTING THE EAST LINE OF LOT 1 IN ARNDT HOSPITAL CONSOLIDATION PLAT (PER DOCUMENT NO. R86-52310), LYING EAST OF AND ABUTTING THE EAST LINES OF LOTS 1, 2, 3 & 4, BLOCK 14 IN SAID H.O. STONE & COMPANY'S ADDITION TO LOMBARD, AND LYING SOUTH OF AND ABUTTING THE WINDSOR AVENUE RIGHT OF WAY AS HERETOFORE DEDICATED PER SAID H.O. STONE & COMPANY'S ADDITION TO LOMBARD; AND VACATED PER DOCUMENT R2017-105182, RECORDED OCTOBER 12, 2017, IN DUPAGE COUNTY, ILLINOIS.

PINs: 06-08-107-001, 06-08-107-002, 06-05-322-015, 06-08-106-011, 06-05-321-011, 06-05-321-012, 06-05-321-013, and 06-05-321-014

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

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. The petitioner shall record a plat of consolidation of the subject property prior to obtaining a building permit; and
4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

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 _____, 2023.

Passed on second reading this _____ day of _____, 2023, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this _____ day of _____, 2023.

Keith T. Giagnorio, Village President

ATTEST:

Elizabeth Brezinski, Village Clerk

Ordinance No. _____
Re: PC 22-31
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Published in pamphlet from this _____ day of _____, 2023.

Elizabeth Brezinski, Village Clerk