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DUPAGE COUNTY RECORDER

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03-31-400-017

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R1999-212696

ORDINANCE NO. 4713

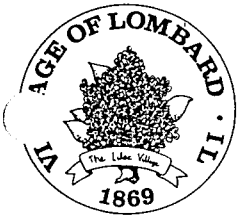
**AN ORDINANCE APPROVING A VARIATION OF THE
LOMBARD ZONING ORDINANCE TITLE 15,
CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

ZBA 99-22: 300 W. North Avenue, Lombard, Illinois

PIN: 03-31-400-017-

Return To:

**Village of Lombard
Department of Community Development
255 E. Wilson Avenue
Lombard, IL 60148**

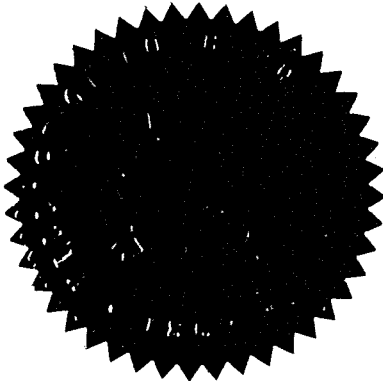


I, **Lorraine G. Gerhardt**, hereby certify that I am the duly qualified Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

I further certify that attached hereto is a true and correct copy of ORDINANCE 4713
AN ORDINANCE APPROVING A VARIATION OF THE
LOMBARD ZONING ORDINANCE TITLE 15, CHAPTER 155
OF THE CODE OF LOMBARD ILLINOIS
FOR 300 W. NORTH AVENUE
PARCEL NUMBER 03-31-400-017

of the said Village as it appears from the official records of said Village duly passed on SEPTEMBER 16, 1999.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 16th day of SEPTEMBER, 1999.



Lorraine G. Gerhardt

Lorraine G. Gerhardt
Village Clerk
Village of Lombard
DuPage County, Illinois

ORDINANCE NO. 4713

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

(ZBA 99-22: 300 West North Avenue)

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 I Limited Industrial District; and,

WHEREAS, an application has been filed with the Village of Lombard requesting a variation from Title 15, Chapter 155, Section 155.602.A.3.d of said Zoning Ordinance, to allow parking to be located within the required front and corner side yards; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on August 26, 1999 pursuant to appropriate and legal notice; and,

WHEREAS, the Zoning Board of Appeals has forwarded its findings and recommendations to the Board of Trustees with a recommendation of approval to allow parking to be located within the required front and corner side yards; and,

WHEREAS, President and Board of Trustees have determined that it is in the best interest of the Village of Lombard to approve the requested variation.

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 155.602.A.3.d of the Lombard Zoning Ordinance, for the property described in Section 2 below, so as to allow parking in the required front and corner side yards.

SECTION 2: That this ordinance is limited and restricted to the property generally located at 300 West North Avenue, Lombard, Illinois, and legally described as follows:

That part of Lot 2 lying south of a line drawn at right angles to the east line of said Lot 2 from a point on said east line, 249.89 feet, as measured along

said east line, north of the southeast corner of said Lot 2 in North and Lombard Subdivision, being a subdivision of part of the south 1/2 of the west 1/2 of the west 1/2 of the southeast 1/4 of Section 31, Township 40 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded April 2, 1980 as Document Number R80-19268, in DuPage County, Illinois.

Parcel No: 03-31-400-017

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

- A. Stormwater management calculations and a plan showing the existing detention pond shall be submitted for review during the building permit process. These calculations shall demonstrate that adequate stormwater detention is being provided for the new impervious surface area.
- B. The parking lot shall be designed to accommodate the Village of Lombard's largest fire truck.
- C. The parking shall be set at least five feet (5') from the North Avenue right-of-way. To achieve the five foot (5') setback, the drive aisle shall be reduced to twenty-four feet (24') in width and the foundation landscaping area reduced to eight feet (8') in width.
- D. Perimeter parking lot landscaping shall be provided per the standards of the Lombard Zoning Ordinance.
- E. A landscape island shall be provided in the southernmost row of parking. This island shall be curbed and shall be a minimum of seven feet (7') wide, back-of-curb to back-of-curb. Landscaping within this island shall be per Code requirements.
- F. Three (3) accessible parking spaces shall be provided and signed per Code requirements.

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 2nd day of September, 1999.

Ordinance No. 4713

Re: ZBA 99-22

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First reading waived by action of the Board of Trustees this _____ day of _____, 1999.


Passed on second reading this 16th day of September, 1999.

Ayes: Trustees Borgatell, Tross, Schaffer, Sebby, Florey & Kufrin

Nayes: None

Absent: None

Approved this 16th day of September, 1999.


William J. Mueller, Village President

ATTEST:


Lorraine G. Gerhardt, Village Clerk