



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
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OTHER 06-29-101-019
005 PAGES R2008-163137

ORDINANCE 6230

**GRANTING APPROVAL TO WAIVE THE TRANSITIONAL
LANDSCAPE YARD REQUIREMENTS OF SECTION 155.707
(B) AND THE PERIMETER LOT LANDSCAPING
REQUIREMENTS OF SECTION 155.709**

Address: 3 Yorktown Shopping Center, Lombard, Illinois

PIN: 06-29-101-019

Return To:

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

ORDINANCE NO. 6230

**AN ORDINANCE GRANTING APPROVAL TO WAIVE THE
TRANSITIONAL LANDSCAPE YARD REQUIREMENTS OF
SECTION 155.707(B) AND THE PERIMETER LOT
LANDSCAPING REQUIREMENTS OF SECTION 155.709 ON
THE SUBJECT PROPERTY**

(PC 08-20: 3 Yorktown Shopping Center)

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 as defined below is zoned B3PD Yorktown Planned Development District; and,

WHEREAS, an application has been filed requesting approval to waive the transitional landscape yard requirements of Section 155.707(B) and the perimeter lot landscaping requirements of Section 155.709 of the Zoning Ordinance; and

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on July 21, 2008 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval to waive the transitional landscape yard requirements of Section 155.707(B) and the perimeter lot landscaping requirements of Section 155.709 of the Zoning Ordinance, subject to one condition; 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 variation from Section 155.707 of the Zoning Ordinance to waive the transitional landscape yard requirements and Section 155.709 to

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Re: PC 08-20

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waive the perimeter lot landscaping requirements, is hereby granted for the Property, as described in Section 2 below and subject to the conditions set forth in Section 3 below.

SECTION 2: That this Ordinance is limited and restricted to the property located at 3 Yorktown Center, Lombard, Illinois and legally described as follows:

LOT 2 OF PEHRSON'S RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 29 TOWNSHIP 39 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER R1975-052797 IN DU PAGE COUNTY, ILLINOIS.

Parcel Number: 06-29-101-019

SECTION 3: The variations, as provided for in Section 1 of this Ordinance shall be granted subject to compliance with the following condition:

1. A minimum of one-third of the transitional landscape area along the north property line shall be planted with a combination of decorative ground cover and grasses, similar to that proposed along the eastern edge of the Cole Taylor Bank building. A final landscape plan shall be submitted to the Department of Community Development for review and approval.

SECTION 4: This Ordinance, upon approval, shall be recorded by the Village with the Office of County Recorder.

SECTION 5: 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 21st day of August , 2008.

First reading waived by action of the Board of Trustees this _____ day of _____, 2008.

Passed on second reading this 4th day of September, 2008, pursuant to a roll call vote as follows:

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Ayes: Trustees Gron, Tross, O'Brien, Moreau, Fitzpatrick and Soderstrom

Nays: None

Absent: None

Approved by me this 4 day of September, 2008.



William J. Mueller, Village President

ATTEST:



Brigitte O'Brien, Village Clerk

Published in pamphlet from this 5 day of September, 2008.



Brigitte O'Brien, Village Clerk



I, **Barbara A. Johnson**, 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.

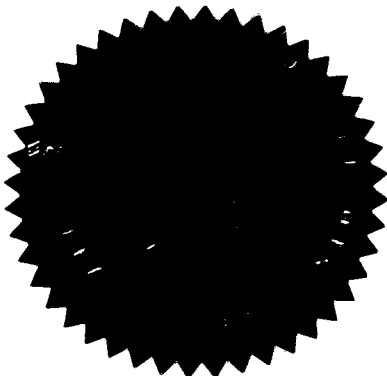
I further certify that attached hereto is a
copy of ORDINANCE 6230
GRANTING APPROVAL TO WAIVE THE
TRANSITIONAL LANDSCAPE YARD
REQUIREMENTS OF SECTION 155.705 (B) AND
THE PERIMETER LOT LANDSCAPING
REQUIREMENTS OF SECTION 155.709

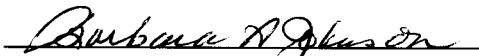
PIN: 06-29-101-019

ADDRESS: 3 YORKTOWN SHOPPING CENTER,
LOMBARD, IL

of the said Village as it appears from the official records of said Village duly approved this 4th day of September, 2008.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 8th day of October, 2008.





Barbara A. Johnson
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois