



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

NOV. 09, 2017

9:28 AM

OTHER

\$31.00 03-31-400-022

005 PAGES R2017-115633

ORDINANCE 7413

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR AN
OUTPATIENT MEDICAL OFFICE PURSUANT TO THE
LOMBARD ZONING ORDINANCE, TITLE 15, CHAPTER 155
OF THE CODE OF LOMBARD, ILLINOIS**

PIN(s): 03-31-400-022

ADDRESS: 998 N. Lombard Road

Prepared by and Return To:

Village of Lombard

255 E. Wilson Avenue

Lombard, IL 60148



I, **Janet Downer**, 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 7413
AN ORDINANCE GRANTING A CONDITIONAL USE FOR AN
OUTPATIENT MEDICAL OFFICE PURSUANT TO THE LOMBARD
ZONING ORDINANCE, TITLE 15, CHAPTER 155 OF THE
CODE OF LOMBARD, ILLINOIS

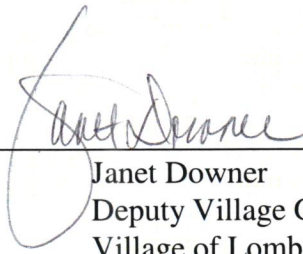
PIN(s): 03-31-400-022

ADDRESS: 998 N. Lombard Road

of the said Village as it appears from the official records
of said Village duly approved this 7th
day of September, 2017.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 30th day of October, 2017.





Janet Downer
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

**ORDINANCE 7413
PAMPHLET**

PC 17-28: 998 N. LOMBARD ROAD



PUBLISHED IN PAMPHLET FORM THIS 8th DAY OF SEPTEMBER, 2017, BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

A handwritten signature in black ink, appearing to read "Sharon Kuderna", is written over a horizontal line.

Sharon Kuderna
Village Clerk

ORDINANCE NO. 7413

AN ORDINANCE GRANTING A CONDITIONAL USE FOR AN
OUTPATIENT MEDICAL OFFICE PURSUANT TO TITLE 15, CHAPTER
155, SECTION 155.420(C)(25) OF THE LOMBARD ZONING ORDINANCE

PC 17-28; 998 N. Lombard

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 I Limited Industrial Shopping District; and,

WHEREAS, an application has been filed requesting approval for conditional uses pursuant to Section 155.420(C)(25) of the Lombard Zoning Ordinance to allow an outpatient medical office; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on August 21, 2017 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the conditional uses, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions 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 following conditional use for an outpatient medical office is hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3.

SECTION 2: That this Ordinance is limited and restricted to the property located at 998 N. Lombard Road, Lombard, Illinois and legally described as follows:

THAT PART OF LOT 1 IN LOMBARD BUSINESS CENTER UNIT ONE, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 8, 1974 AS DOCUMENT R74-85521, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 11 MINUTES 41 SECONDS WEST, ALONG THE EAST LINE THEREOF, 211.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE SOUTH 89 DEGREES 48 MINUTES 19 SECONDS WEST, 133.14 FEET TO A POINT IN THE CURVED EASTERLY LINE OF A 30 FOOT WIDE DRAINAGE EASEMENT PER DOCUMENT R87-81879; THENCE NORTHWESTERLY, ALONG SAID CURVED LINE, BEING THE ARC OF A CIRCLE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 683.00 FEET, AN ARC DISTANCE OF 238.38 FEET, (THE CHORD OF WHICH ARC BEARS NORTH 28 DEGREES 29 MINUTES 07 SECONDS WEST AND MEASURES 234.23 FEET); THENCE NORTH 89 DEGREES 48 MINUTES 19 SECONDS EAST, 238.89 FEET TO A POINT IN THE EAST LINE OF LOT 1, AS AFORESAID; THENCE SOUTH 00 DEGREES 11 MINUTES 41 SECONDS EAST, ALONG SAID EAST LINE, 210.00 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

Ordinance No. 7413

Re: PC 17-28

Page 2

Parcel Number: 03-31-400-022; (the "Subject Property").

SECTION 3: This ordinance shall be granted 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. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the mental health counseling office is not established by said date, this relief shall be deemed null and void.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed on first reading this ____ day of ____, 2017.

First reading waived by action of the Board of Trustees this 7th day of September, 2017.


Passed on second reading this 7th day of September, 2017.

Ayes: Trustee Whittington, Fugiel, Foltyniewicz, Johnston, Pike and Ware

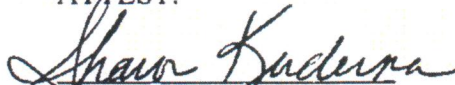
Nays: None

Absent: None

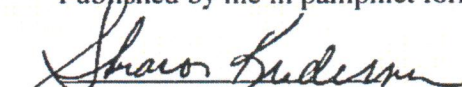
Approved this 7th day of September, 2017.


Keith T. Giagnorio
Village President

ATTEST:


Sharon Kuderna
Village Clerk

Published by me in pamphlet form on this 8th day of September, 2017.


Sharon Kuderna
Village Clerk