

**ORDINANCE 7663**

**PAMPHLET**

**PC 19-09: 601 & 617 W. NORTH AVENUE, AN ORDINANCE GRANTING  
APPROVAL OF A CONDITIONAL USE AND COMPANION VARIATIONS FROM  
THE LOMBARD CODE OF ORDINANCES**



PUBLISHED IN PAMPHLET FORM THIS 21<sup>ST</sup> DAY OF JUNE 2019, BY ORDER  
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE  
COUNTY, ILLINOIS.

*Sharon Kuderna*

Sharon Kuderna  
Village Clerk

**ORDINANCE NO. 7663**

**AN ORDINANCE GRANTING APPROVAL OF A CONDITIONAL USE AND  
COMPANION VARIATIONS FROM THE LOMBARD CODE OF ORDINANCES**

**(PC 19-09: 601 and 617 W. North Avenue)**

(See also Ordinance No(s).7662, 7664)

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 conditional use and companion 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 May 20, 2019, 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 and companion 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 conditional use and the following companion 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. A conditional use, pursuant to Section 155.416(C)(18) of the Lombard Code of Ordinances for Conditional Uses in the B4 District, to allow for a motor vehicle service business (car wash);
2. A zoning variation from Section 155.416(F)(1) of the Lombard Code of Ordinances to allow a building with a front yard setback of twenty two feet (22'), where a front yard setback of thirty feet (30') is required;

3. A zoning variation from Sections 155.416(J) and 155.707(A)(4) of the Lombard Code of Ordinances to allow a transitional landscape yard with a width of five feet (5'), where a width of thirty feet (30') is required, along the south property line;
4. A zoning variation from Section 155.707(B)(4) of the Lombard Code of Ordinances to allow a transitional yard without a solid fence or berm;
5. A zoning variation from Section 155.706(C) of the Lombard Code of Ordinances to reduce the perimeter parking lot landscaping area from five feet (5') to zero feet (0') in width along the west property line (to accommodate a shared driveway);
6. Approve the following signage variations:
  - a. A variation from Section 153.210 of the Lombard Sign Ordinance to allow an automatic changeable copy sign on a property with less than 300 lineal front footage on a designated major or minor arterial road;
  - b. A variation from Section 153.505(B)(19)(a)(i)(a) of the Lombard Sign Ordinance to allow wall signage with a total area of two hundred forty eight square feet (248 square feet) where a maximum area of two hundred square feet (200 square feet) is permitted.

SECTION 2: That this ordinance is limited and restricted to the subject property generally located at 601 and 617 W. North Avenue, Lombard, Illinois, and legally described as follows:

**PARCEL 1:** THAT PART OF LOT 28 DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF NORTH AVENUE (ROUTE 64) AND THE WEST LINE OF ROUTE 53 AND RUNNING THENCE WEST ON THE SOUTH LINE OF SAID NORTH AVENUE, 175.00 FEET; THENCE SOUTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID ROUTE 53, 175.00 FEET; THENCE EAST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID NORTH AVENUE, 175.00 FEET TO A POINT IN THE WEST LINE OF SAID ROUTE 53; THENCE NORTH ON SAID WEST LINE, 175.00 FEET TO THE POINT OF BEGINNING, IN MILTON TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT #8, BEING IN THE NORTH HALF OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 30, 1946 AS DOCUMENT 494624 IN DUPAGE COUNTY, ILLINOIS, AND CERTIFICATE OF CORRECTION RECORDED MAY 3, 1946 AS DOCUMENT 497148 (EXCEPTING THAT PART CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY UNDER THE CONDEMNATION IN CASE NUMBER 88ED-63, DESCRIBED AS FOLLOWS; COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF NORTH AVENUE (IL ROUTE 64) AND THE WEST LINE OF ROUTE 53 FOR A PLACE OF BEGINNING: THENCE SOUTH 00 DEGREES 38 MINUTES 07 SECONDS WEST ALONG THE WEST LINE OF ROUTE 53, 20.00 FEET; THENCE NORTH 26 DEGREES 21 MINUTES

32 SECONDS WEST, 21.86 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH AVENUE; THENCE NORTH 87 DEGREES 28 MINUTES 50 SECONDS EAST ALONG SAID SOUTH LINE OF NORTH AVENUE, 10.00 FEET TO THE POINT OF BEGINNING) IN DUPAGE COUNTY, ILLINOIS.

**PARCEL 2:** LOT 1 IN BLECKE'S NORTH AVENUE ASSESSMENT PLAT OF PART OF LOT 28 IN MILTON TOWNSHIP SUPERVISORS ASSESSMENT PLAT #8 IN PART OF THE NORTH HALF OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE TO BE HAD TO SAID BLECKE'S NORTH AVENUE ASSESSMENT PLAT BEING RECORDED MARCH 22, 1956, DOCUMENT #793654 IN DUPAGE COUNTY, ILLINOIS.

PIN(s): 05-01-202-017 and 05-01-202-006

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

1. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
2. That the petitioner shall submit a plat of consolidation prior to issuance of a final certificate of occupancy;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
4. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval shall become null and void unless a time extension has been granted by the Village Board.

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 \_\_\_\_\_, 2019.

First reading waived by action of the Board of Trustees this 20<sup>th</sup> day of June, 2019.

Passed on second reading this 20<sup>th</sup> day of June, 2019, pursuant to a roll call vote as follows:

Ayes: Trustee Whittington, Puccio, Foltyniewicz, Honig, Militello and Ware

Nays: None

Absent: None

Ordinance No. 7663

Re: PC 19-09

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Approved by me this 20<sup>th</sup> day of June, 2019.

  
Keith T. Giagnorio, Village President

ATTEST:

  
Sharon Kuderna, Village Clerk

Published in pamphlet form this 21<sup>st</sup> day of June, 2019.

  
Sharon Kuderna, Village Clerk