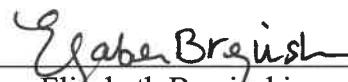


**ORDINANCE 8144
PAMPHLET**

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



**PUBLISHED IN PAMPHLET FORM THIS 7TH DAY OF APRIL, 2023, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.**


Elizabeth Brezinski
Village Clerk

ORDINANCE NO. 8144

**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. 8126)

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 5th day of January, 2023.

Passed on second reading this 19th day of January, 2023, pursuant to a roll call vote as follows:

Ayes: Trustee LaVaque, Puccio, Dudek, Honig, Militello and Bachner

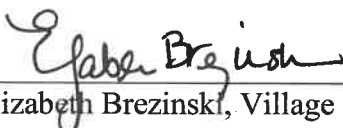
Nays: None

Absent: None

Approved by me this 19th day of January, 2023.



Keith T. Giagnorio, Village President

ATTEST:


Elizabeth Brezinski, Village Clerk

Ordinance No. 8144
Re: PC 22-31
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Published by me in pamphlet form this 7th day of April, 2023.



Elizabeth Brezinski, Village Clerk