

FRED BUCHOLZ

DUPAGE COUNTY RECORDER

NOV. 18, 2005

11:29 AM

OTHER

06-17-316-007

005 PAGES

R2005-258922

ORDINANCE NO. 5706

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

Address: 352 E. Roosevelt Road, Lombard

PIN: 06-17-316-007

Return To:

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

ORDINANCE NO. 5706

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

(ZBA 05-11: 352 E. Roosevelt Road)

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 B4 Corridor Commercial District; and,

WHEREAS, an application has been filed with the Village of Lombard requesting a deviation from Section 155.602 (C) to reduce the number of required parking spaces from 129 to 100 in a B4 Corridor Commercial District; and

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on July 27, 2005 pursuant to appropriate and legal notice; and,

WHEREAS, the Zoning Board of Appeals has forwarded its findings with a recommendation for approval to the Board of Trustees for the requested variation; and,

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

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(C) of the Lombard Zoning Ordinance for the property described in Section 2 below, so as to reduce the number of required parking spaces from 129 to 100.

SECTION 2: This ordinance is limited and restricted to the property generally located at 1051 S. Stewart, Lombard, Illinois, and legally described as follows:

LOT 1 OF NOLDEN'S ASSESMENT PLAT, BEING THE EAST 220.00 FEET OF THE SOUTH 350.00 FEET OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-17-316-007

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

1. That in lieu of providing the requisite 129 parking spaces on the subject property, the property owner shall maintain a minimum of 100 parking spaces on the subject property. Said parking spaces shall be design and maintained concurrent with the provision of the Zoning Ordinance. Moreover, the accessible parking spaces shall meet the provision of the Illinois Accessibility Code.
2. That the parking variation included with this request shall be for the existing building only. In the event that the existing building is further expanded or redeveloped, the full provisions of the Zoning Ordinance shall apply, unless further varied by the Village Board.
3. That the petitioner shall develop the site in accordance with the plans submitted as part of the petition and dated June 16, 2005, with modifications to the plans incorporating the comments included as part of the Inter-Departmental Review Report.
4. That the petitioner shall apply for and receive a building permit for the proposed improvements associated with this petition.
5. That the petitioner record a cross-access easement to provide for vehicular access to the property east of the subject property. Should the abutting property owner agree to grant a cross-access easement on his/her parcel to connect to the subject property, and upon a request from the Village to do so, the petitioner and/or future subject property owner shall be obligated to install a cross-access driveway at their own expense. Said cross-access driveway shall be constructed per Village of Lombard specifications.

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 18th day of August, 2005.

First reading waived by action of the Board of Trustees this ____ day of _____, 2005.

Passed on second reading this 1st day of September, 2005.

Ayes: Trustees Gron, Tross, O'Brien, Sebby, Florey and Soderstrom

Ordinance No. 5706

Re: ZBA 05-11

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Nayes: None


Absent: None

Approved this 1st day of September, 2005.

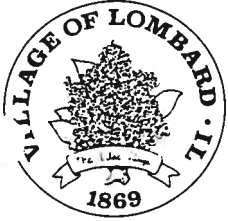


William J. Mueller, Village President

ATTEST:



Brigitte O'Brien, Village Clerk



I, **Brigitte O'Brien**, 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 5706

AN ORDINANCE APPROVING A VARIATION OF
TITLE 15, CHAPTER 155 OF THE LOMBARD
ZONING ORDINANCE, REQUIRED PARKING
SPACES FOR THE PROPERTY LOCATED AT 352
E. ROOSEVELT ROAD, LOMBARD, DUPAGE
COUNTY, ILLINOIS,
PIN # 06-17-316-007.

of the said Village as it appears from the official records of said Village duly passed on September 1, 2005.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 4th day of October, 2005.




Brigitte O'Brien
Village Clerk
Village of Lombard
DuPage County, Illinois