

ORDINANCE 7589

PAMPHLET

**PC 18-30: PARKING LOT AS THE PRINCIPAL USE OF THE PROPERTY
THE VACANT LOT TO THE WEST OF 246 E. JANATA BLVD.**



PUBLISHED IN PAMPHLET FORM THIS 19TH DAY OF OCTOBER 2018, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.

A handwritten signature in black ink that reads "Sharon Kuderna". The signature is written in a cursive style and is positioned above the printed name and title.

Sharon Kuderna
Village Clerk

ORDINANCE NO. 7589

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR A
PARKING LOT AS THE PRINCIPAL USE OF THE PROPERTY
PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.412(C)(13)
OF THE LOMBARD ZONING ORDINANCE**

PC 18-30; The Vacant Lot to the West of 246 E Janata Blvd

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 OPD Office District, Planned Development; and,

WHEREAS, an application has been filed requesting approval conditional uses pursuant to Section 155.412(C)(13) of the Lombard Zoning Ordinance to allow a parking lot as the principal use of the property within the OPD Office District, Planned Development; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on September 17, 2018 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 a parking lot as the principal use of the property 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 vacant lot to the west of 246 E. Janata Blvd, Lombard, Illinois and legally described as follows:

THAT PART OF LOT 3 IN HIGHLAND LAKES, A SUBDIVISION OF THE WEST HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 22, 1976 AS DOCUMENT R76-84677, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 87 DEGREES, 52 MINUTES, 53 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 32.84 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THAT LAST DESCRIBED COURSE AND HAVING A RADIUS OF 270.76 FEET, A DISTANCE OF 164.14 FEET TO A POINT OF TANGENCY, SAID CURVE BEING ON THE SOUTH LINE OF SAID LOT 3; THENCE NORTH 57 DEGREES, 23 MINUTES, 06 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 65.47 FEET; THENCE NORTH 32 DEGREES, 36 MINUTES, 54 SECONDS EAST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 57 DEGREES, 23 MINUTES, 08 SECONDS EAST, A DISTANCE OF 65.47 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 235.76 FEET, A DISTANCE OF 78.40 FEET; THENCE NORTH 02 DEGREES, 22 MINUTES, 11 SECONDS WEST, A DISTANCE OF 326.22 FEET, TO THE SOUTH LINE OF THE NORTH 222.00 FEET OF SAID LOT 3; THENCE NORTH 87 DEGREES, 37 MINUTES, 49 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 222.00 FEET OF SAID LOT 3, A DISTANCE OF 115.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE SOUTH 02 DEGREES, 22 MINUTES, 11 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 60.18 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 540.00 FEET, A DISTANCE OF 77.57 FEET, SAID CURVE BEING ON THE EAST LINE OF SAID LOT 3; THENCE SOUTH 05 DEGREES, 51 MINUTES, 40 SECONDS WEST ALONG THE EAST LINE OF LOT 3, THENCE SOUTH 05 DEGREES, 51 MINUTES, 40 SECONDS WEST ALONG THE EAST LINE OF LOT 3, A DISTANCE OF 51.82 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 501.83 FEET, A DISTANCE OF 69.89 FEET, SAID CURVE BEING ON THE EAST LINE OF SAID LOT 3; THENCE SOUTH 02 DEGREES, 07 MINUTES, 06 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 112.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 AND THE POINT OF BEGINNING.

Parcel Number: 06-29-102-019; (the "Subject Property").

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

1. That this relief is limited to the operation of a parking lot only and any physical site improvement or alterations require approval through the Village;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. No vehicle repair or maintenance shall be conducted on the property;
4. All vehicles parked/stored on the property shall be operational and in working condition;
5. No vehicle higher than a “B” plate shall be parked/stored on the property; and
6. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the parking lot 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 4th day of October, 2018.

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

Nays: None

Absent: None

First reading waived by action of the Board of Trustees this ___ day of _____, 2018.

Passed on second reading this 18th day of October, 2018, pursuant to a roll call vote as follows:

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

Nays: None

Absent: Trustee Ware

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Re: PC 18-30

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Approved by me this 18th day of October, 2018.



Keith T. Giagnorio, Village President

ATTEST:



Sharon Kuderna, Village Clerk

Published in pamphlet from this 19th day of October, 2018.



Sharon Kuderna, Village Clerk