

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda


 X Resolution or Ordinance (Blue) X Waiver of First Requested
 Recommendations of Boards, Commissions & Committees (Green)
 Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : June 8, 2020 **(BOT) Date:** June 18, 2020

SUBJECT: PC 20-11: 130-144 E. St. Charles Road

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests the Village take the following actions for the properties at 130, 136, and 140 E. St. Charles Road:

1. Approve a map amendment (rezoning) from B2 General Neighborhood Shopping District to the B5A Downtown Perimeter District;
2. Approve an amendment to a conditional use for a planned development and as established by Ordinance 7194, pursuant to Section 155.419(C)(18) of Village Code, to add the properties at 136 and 140 E. St. Charles Road to the previously established planned development for the property at 130 E. St. Charles Road, and;
3. Approve a conditional use for maximum building height pursuant to Section 155.419(G)(2) of Village Code for thirty-six feet (36'), where thirty feet (30') is required to allow for an elevator and accessible roof; and associated with a proposed building to be located at 140 E. St. Charles Road.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the June 18, 2020 Board of Trustees agenda with a waiver of first.

Fiscal Impact/Funding Source:

Review (as necessary):

Finance Director _____ Date _____
Village Manager _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the agenda distribution.



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development

MEETING DATE: June 18, 2020

SUBJECT: **PC 20-11: 130-144 E. St. Charles Road**

Please find the following items for Village Board consideration as part of the June 18, 2020 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 20-11; and
3. An ordinance granting approval of a rezoning to the B5A – Downtown Perimeter District for the properties at 130, 136, 140, and 144 E. St. Charles Road;
4. An ordinance for an amendment to a conditional use for a planned development as established by Ordinance 7194, pursuant to Section 155.419(C)(18) of Village Code, to add the properties at 136 and 140 E. St. Charles Road to the previously established planned development for the property at 130 E. St. Charles Road and a conditional use for maximum building height pursuant to Section 155.419(G)(2) of Village Code for thirty-six feet (36'), where thirty feet (30') is required to allow for an elevator and accessible roof; and associated with a proposed building to be located at 136-140 E. St. Charles Road.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the June 18, 2020 Board of Trustees agenda with a waiver of first.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

June 18, 2020

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees
Dan Whittington, Dist. 1
Anthony Puccio, Dist. 2
Reid Foltyniewicz, Dist. 3
Andrew Honig, Dist. 4
Daniel Militello, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
Scott R. Niehaus

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 20-11: 130-144 E. St. Charles Road

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests the Village take the following actions for the properties at 130, 136, and 140 E. St. Charles Road:

1. Approve a map amendment (rezoning) from B2 General Neighborhood Shopping District to the B5A Downtown Perimeter District;
2. Approve an amendment to a conditional use for a planned development and as established by Ordinance 7194, pursuant to Section 155.419(C)(18) of Village Code, to add the properties at 136 and 140 E. St. Charles Road to the previously established planned development for the property at 130 E. St. Charles Road, and;
3. Approve a conditional use for maximum building height pursuant to Section 155.419(G)(2) of Village Code for thirty-six feet (36'), where thirty feet (30') is required to allow for an elevator and accessible roof; and associated with a proposed building to be located at 140 E. St. Charles Road.

Concurrent with this petition, the Village requests a companion map amendment (rezoning) from B2 General Neighborhood Shopping District to B5A Downtown Perimeter District for the property located at 144 E. St. Charles Road.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on May 18, 2020. Sworn in to present the petition were, Isaac Plumb the petitioner (remote), and Jennifer Ganser, Assistant Director.

Pursuant to Governor Pritzker's Executive Order No. 2020-07 which suspends the requirement of the Illinois Open Meetings Act requiring in-person attendance by members of a public body during the duration of the Gubernatorial Disaster Proclamation, multiple members of the Plan Commission participated in the meeting through a virtual meeting platform.

Mr. Plumb said he is an architect and the owner's representative for the Mesa Electronics. They are looking to expand their current facility and acquired the property next door. They are seeking a zoning change to build the new building consistent with 130 E St. Charles Road. This would be a stand alone building. They will establish cross access and cross park. The zoning relief for height is for an elevator to access the seasonal roof deck, required by Code. The relief is only for the elevator overrun.

Vice Chairperson Flint asked for public comment. There was none.

Vice Chairperson Flint asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. The petitioner currently owns Mesa Electronics and recently bought the vacant land to the east at 136-140 E. St. Charles Road. They are seeking a rezoning of the properties to B5A, downtown perimeter zoning and would like to add the newly purchased property to the existing planned development at 130 E. St. Charles Road. They propose to build an office building to the east, which needs a conditional use for height for an elevator. The last parcel on the block is not under common ownership. The Village proposes to also rezone that property to B5A for consistency of the block. No development is proposed on that property. The property is currently vacant at 136-144 E. St. Charles Road. The property at 144 E. St. Charles Road formally had a dry cleaner on the site and the structure was razed in 2007. The site has been subject to environmental clean-up efforts and recently received a no further remediation letter (NFR). The asphalt surface is actually an environmental barrier and not a surface parking lot.

The proposed building is shown to meet the setbacks of the B5A District per the Site Plan. The new building shows a zero-foot front and the front setback holds the building line of 130 E. St. Charles. A conditional use is requested for the height of the building, due to an accessible roof deck and elevator. The conditional use is not for a full third story. Should the owner, or future owner, wish to add a third story in the future a new conditional use would need to be applied for.

Vice Chairperson Flint asked if there were questions on the staff report.

Vice Chairperson Flint opened the meeting for comments among the Commissioners and asked each Commissioner if they had questions or comments. No one did.

On a motion by Commissioner Sweetser, and a second by Commissioner Johnston, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 20-11, subject to the following five (5) conditions:

1. That the petitioner shall be required to apply for and receive building permits prior to construction;

2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. The building height conditional use shall be exclusively for a required elevator and its associated infrastructure, as depicted within the submitted plans made a part of the petition;
4. An administrative plat of consolidation for the 136 and 140 E. St. Charles Road lots will need to be submitted for approval by the Village, making the properties a single lot of record, prior to the issuance of a building permit; and
5. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the proposed building is not established by said date, this relief shall be deemed null and void.

Respectfully,

VILLAGE OF LOMBARD

Steve Flint, Vice Chairperson
Lombard Plan Commission

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

130-144 E. St Charles Road

May 18, 2020

Title

PC 20-11

Petitioner

Mesa Properties, LLC
130 E. St. Charles Road
Lombard IL 60148
and the Village of Lombard

Property Owner

130, 136, and 140 – Mesa
Properties LLC
144 – Glenn & Verge Carter
8316 Purple Martin Ct
Bradenton FL 34202

Property Location

130-144 E. St. Charles Road
06-08-104-011, 06-08-104-
008, 06-08-104-009, and 06-
08-104-010

Zoning

B2 and B2PD – General
Neighborhood Shopping
District

Existing Land Use

Commercial building and
vacant land

Comprehensive Plan

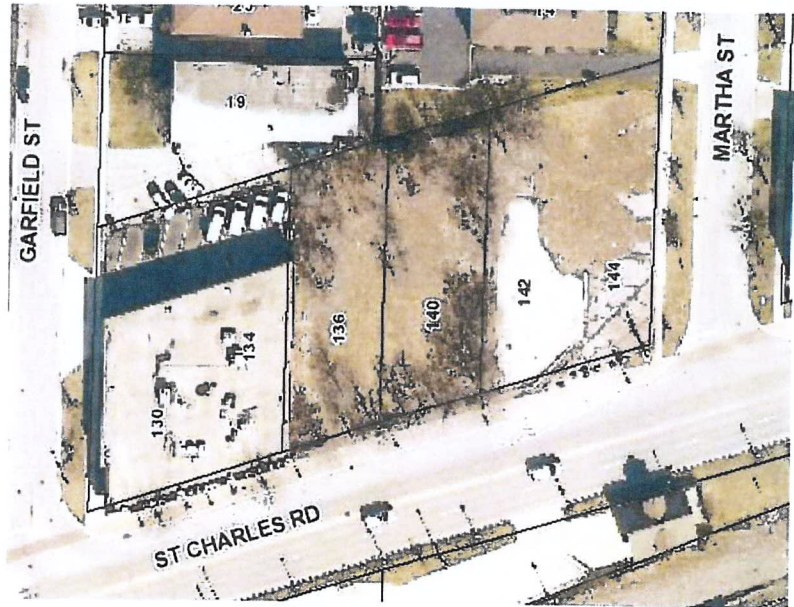
Community Commercial

Approval Sought

Rezoning and conditional use

Prepared By

Jennifer Ganser, AICP



APPROVAL(S) REQUIRED

The petitioner requests the Village take the following actions for the properties at 130, 136, and 140 E. St. Charles Road:

1. Approve a map amendment (rezoning) from B2 General Neighborhood Shopping District to the B5A Downtown Perimeter District;
2. Approve an amendment to a conditional use for a planned development and as established by Ordinance 7194, pursuant to Section 155.419(C)(18) of Village Code, to add the properties at 136 and 140 E. St. Charles Road to the previously established planned development for the property at 130 E. St. Charles Road, and;
3. Approve a conditional use for maximum building height pursuant to Section 155.419(G)(2) of Village Code for thirty-six feet (36'), where thirty feet (30') is required to allow for an elevator and accessible roof; and associated with a proposed building to be located at 140 E. St. Charles Road.

Concurrent with this petition, the Village requests a companion map amendment (rezoning) from B2 General Neighborhood Shopping District to B5A Downtown Perimeter District for the property located at 144 E. St. Charles Road.

PROJECT STATS

Lot & Bulk

Parcel Size:	0.89 acres
Proposed Building Area:	2,740 sq. ft. proposed (gross)

Submittals

1. Petition for Public Hearing;
2. Response to Standards;
3. Plat of Survey, prepared by D.F.L.S., dated November 20, 2019;
4. Mesa Park Plat of Consolidation draft, prepared by Professional Land Surveying, Inc., dated January 20, 2020;
5. Site Plan, prepared by Jacob & Hefner Associates, dated March 16, 2020;
6. Roof Plan, prepared by Isaac Plum Architect LLC, dated March 16, 2020;
7. South and East Elevation, prepared by Isaac Plum Architect LLC, dated March 16, 2020.

PROJECT DESCRIPTION

The petitioner currently owns Mesa Electronics and recently bought the vacant land to the east at 136-140 E. St. Charles Road. They are seeking a rezoning of the properties. They propose to build an office building to the east, which needs a conditional use for height for an elevator.

The last parcel on the block is not under common ownership. The Village proposes to also rezone that property for consistency of the block. No development is proposed on that property.

EXISTING CONDITIONS

The property is at 130 E. St Charles Road is currently an office/retail building with Mesa Electronics, Mesa Home Video, and Lori's Antique Jewelry. The rest of the property is currently vacant land.

The property at 144 E. St. Charles Road formally had a dry cleaner on the site and the structure was razed in 2007. The site has been subject to environmental clean-up efforts and recently received a no further remediation letter (NFR). The asphalt surface is actually an environmental barrier and not a surface parking lot.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments. Should the petition be approved, additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has no comments. Should the petition be approved, additional comments may be forthcoming during permit review.

Public Works/Private Engineering Services:

The Department of Public Works/Private Engineering Services has the following comment on the subject petition. The one driveway apron that will not be reused shall be removed by replacing the existing depressed curb & gutter with raised curb & gutter to match adjacent, removing those two existing concrete ribbon curbs across the walkway, and raising the paver bricks to level the sidewalk to match adjacent. Public Works will supply the extra bricks necessary. Should the petition be approved, additional comments may be forthcoming during permit review.

Planning Services Division:
Surrounding Zoning & Land Use Compatibility

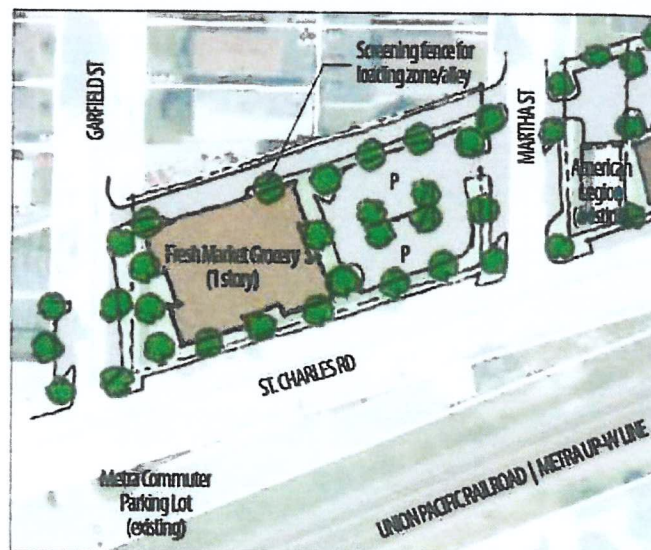
	Zoning Districts	Land Use
North	R6	Multi-family dwellings
South	B5PD	Metra Commuter Parking
East	B2	Commercial
West	B5	Commercial

The St. Charles Road corridor is improved with numerous retail and service businesses, almost all of which are more than forty years old and were constructed up to the front lot line. The proposed use of an additional office building is compatible with the surrounding commercial uses. Though the property abuts multiple family residential lots to the north, the site plan meets rear setbacks and provides the required transitional landscape yard.

The proposed building is shown to meet the setbacks of the B5A District per the Site Plan. The new building shows a zero-foot front and side (west) setback which holds the building line of 130 E. St. Charles. In the adjacent zoning district, B5, there are no setbacks. There are also no setbacks in the B5A District – the downtown perimeter. Though the property is currently B2, a rezoning/map amendment would make the zero-foot setback compliant with Code. Staff is seeking a rezoning/map amendment for the property at the east end of the block in order to rezone the entire block. The B5A zoning abuts the B5 downtown zoning to the south and west currently. This rezoning will allow downtown like development patterns on this block along St. Charles Road. No development is proposed for the property at 144 E. St. Charles Road at this time.

Comprehensive Plan Compatibility

The Comprehensive Plan recommends Community Commercial (commercial areas which provide services extending beyond daily living needs and includes comparison shopping goods). The proposed office building is consistent with the Comprehensive Plan's recommendation of community commercial uses for the site. The rezoning is also consistent with the Comprehensive Plan designation. The Downtown Lombard Redevelopment Guidebook, a component of the Comprehensive Plan, identified the site for a commercial use to the west (grocery use was opined), while the eastern portion of the site could be used for parking. See diagram:



Comparing the existing built environment with the proposed plan, the proposed plan is not inconsistent with the concept designs set forth within the Guidebook.

Zoning Compliance

The map amendment to rezone the whole block face from the existing B2 District to the B5A District is consistent with the Purpose Statement of the B5A Downtown Perimeter District (Section 155.419(A) of Village code which states that the district “is intended to be a transition the downtown and other commercial areas that accommodates all retail, service and specialty shops and necessary civic services characteristic of the traditional downtown area in a pedestrian environment, while recognizing compatible automotive land uses”. As a practical matter the B2 results in the subject properties being not in compliance with current regulations, as legal non-conforming structures, and the proposed map amendment would bring the subject properties into closer compliance with code and the Plan.

The proposed building site plan meets the bulk requirements of the B5A District, except for height. A conditional use is requested for the height of the building, due to an accessible roof deck and elevator. The conditional use is not for a full third story. Should the owner, or future owner, wish to add a third story in the future a new conditional use would need to be applied for. Trash will be behind the building, screened per Code. Parking meets Code. The building is brick veneer and fiber cement wall panels. Elevations are attached. Before a building permit will be issued, the petitioner will need to complete a Plat of Consolidation for 136-140 E. St. Charles Road. The plat will need to be recorded at DuPage County.

A conditional use is requested to add the lot at 136-140 E. St. Charles Rd to the existing Planned Development with 130 E. St. Charles Road (PC 16-05). These lots will share parking and have a cross access and cross park easement recorded against them.

Landscaping

The petitioner has noted landscaping on the site plan. As the property to the north is zoned residential, a transitional landscape yard is shown. A portion will remain asphalt, as the property had environmental contamination due to the former dry cleaner to the east.

Stormwater

The petitioner will follow the DuPage County Stormwater Ordinance and local Lombard amendments. Permeable pavers are proposed in the parking lot and drive aisle to help with stormwater concerns.

Sign Ordinance Compatibility

No signage is being proposed at this time and it is assumed any signage will meet Code. Should future signage need relief, the petitioner will have the option to apply with the Plan Commission.

SITE HISTORY

130 E. St. Charles Road, PC 16-05: Granted a conditional use for a planned development with two (2) fence variations.

FINDINGS & RECOMMENDATIONS

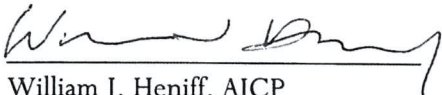
Staff finds the Inter-Departmental Review Committee has reviewed the standards for the conditional uses and rezoning/map amendment and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to the conditions of approval based on the above consideration. As such the Inter-Departmental Review Committee recommends that the Plan Commission make the

following motion recommending **approval** of the conditional uses and rezoning/map amendment associated with PC 20-11:

Based on the submitted petition and the testimony presented, the proposed conditional uses and rezoning/map amendment does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional uses and rezoning/map amendment is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 20-11, subject to the following conditions:

1. That the petitioner shall be required to apply for and receive building permits prior to construction;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. The building height conditional use shall be exclusively for a required elevator and its associated infrastructure, as depicted within the submitted plans made a part of the petition;
4. An administrative plat of consolidation for the 136 and 140 E. St. Charles Road lots will need to be submitted for approval by the Village, making the properties a single lot of record, prior to the issuance of a building permit; and
5. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the proposed building is not established by said date, this relief shall be deemed null and void.

Inter-Departmental Review Committee Report approved by:


William J. Heniff, AICP
Director of Community Development

c. Petitioner

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ORDINANCE NO. _____

**AN ORDINANCE GRANTING APPROVAL OF A CONDITIONAL USE
PURSUANT TO THE LOMBARD ZONING ORDINANCE FOR A
PLANNED DEVELOPMENT AND BUILDING HEIGHT**

(PC 2011: 136-140 E. St. Charles Road)

(See also Ordinance No(s). _____)

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, an application has heretofore been filed requesting approval of a conditional use pursuant to the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code) for an amendment to a conditional use for a planned development as established by Ordinance 7194, pursuant to Section 155.419(C)(18) of Village Code, to add the properties at 136 and 140 E. St. Charles Road to the previously established planned development for the property at 130 E. St. Charles Road and for a conditional use for maximum building height pursuant to Section 155.419(G)(2) of Village Code for thirty-six feet (36'), where thirty feet (30") is required to allow for an elevator and accessible roof, 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 18, 2020, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval for an amendment to a conditional use for a planned development and as established by Ordinance 7194, pursuant to Section 155.419(C)(18) of Village Code, to add the properties at 136 and 140 E. St. Charles Road to the previously established planned development for the property at 130 E. St. Charles Road and for a conditional use for maximum building height pursuant to Section 155.419(G)(2) of Village Code for thirty-six feet (36'), where thirty feet (30") is required to allow for an elevator and accessible roof 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 for an amendment to a conditional use for a planned development and as established by Ordinance 7194, pursuant to Section 155.419(C)(18) of Village Code, to add the properties at 136 and 140 E. St. Charles Road to the previously established planned development for the property at 130 E. St. Charles Road and for a conditional use for maximum building height pursuant to Section 155.419(G)(2) of Village Code for thirty-six feet (36'), where thirty feet (30") is required to allow for an elevator and accessible roof described herein, are hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3.

SECTION 2: That this ordinance is limited and restricted to the subject property generally located at 136-140 E. St. Charles Road, Lombard, Illinois, and legally described as follows:

LOTS 5 & 6 IN BLOCK 19 IN H.O. STONE & CO.'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.

PIN: 06-08-104-008 and 06-08-104-009

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

1. That the petitioner shall be required to apply for and receive building permits prior to construction;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. The building height conditional use shall be exclusively for a required elevator and its associated infrastructure, as depicted within the submitted plans made a part of the petition;
4. An administrative plat of consolidation for the 136 and 140 E. St. Charles Road lots will need to be submitted for approval by the Village, making the properties a single lot of record, prior to the issuance of a building permit; and
5. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the proposed building is not established by said date, this relief shall be deemed null and void.

Ordinance No. _____
Re: PC 20-11
Page 3

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 _____, 2020.

Passed on second reading this _____ day of _____, 2020, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this _____ day of _____, 2020.

Keith T. Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published in pamphlet from this _____ day of _____, 2020.

Sharon Kuderna, Village Clerk

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A MAP AMENDMENT (REZONING) TO THE
LOMBARD ZONING ORDINANCE TITLE 15, CHAPTER 155 OF THE CODE
OF LOMBARD, ILLINOIS**

(PC 20-11: 130, 136, 140, and 144 E. St. Charles Road)

(See also Ordinance No.(s)_____)

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, an application has heretofore been filed requesting a map amendment for the purpose of rezoning the property located at 130, 136, 140, and 144 E. St. Charles Road, and described in Section 2 hereto, from B2 General Neighborhood Shopping District to the B5A Downtown Perimeter District; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on May 18, 2020, 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 rezoning 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 Title 15, Chapter 155 of the Code of Lombard, Illinois, otherwise known as the Lombard Zoning Ordinance, be and is hereby amended so as to rezone the property described in Section 2 below to B5A Downtown Perimeter District.

Ordinance No. _____

Re: PC 20-11

Page 2

SECTION 2: This ordinance is limited and restricted to the properties generally located at 130, 136, 140, and 144 E. St. Charles Road Lombard, Illinois, and legally described as follows:

130 E. St. Charles Rd

LOT 7 AND 8, BLOCK 19 IN H.O. STONE AND COMPANY'S ADDITION TO LOMBARD, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 5 AND PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 26, 1924 AS DOCUMENT 179463, IN DUPAGE COUNTY, ILLINOIS.

PIN: 06-08-104-011

136-140 E. St. Charles Rd

LOTS 5 & 6 IN BLOCK 19 IN H.O. STONE & CO.'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.

PIN: 06-08-104-008 and 06-08-104-009

144 E. St. Charles Rd

LOTS 3 & 4 IN BLOCK 19 IN H.O. STONE & CO.'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.

PIN: 06-08-104-010

SECTION 3: That the official zoning map of the Village of Lombard be changed in conformance with the provisions of this ordinance.

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 _____, 2020.

Ordinance No. _____
Re: PC 20-11
Page 3

Passed on second reading this ____ day of _____, 2020, pursuant to a roll call vote as follows:

Ayes: _____

Nayes: _____

Absent: _____

Approved this _____, day of _____, 2020.

Keith T. Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published in pamphlet from this ____ day of _____, 2020.

Sharon Kuderna, Village Clerk