


**ORDINANCE 7453  
PAMPHLET**

**PC 17-34: 438 EISENHOWER LANE NORTH  
INDUSTRIAL REHAB ALLIES**



PUBLISHED IN PAMPHLET FORM THIS 8<sup>th</sup> DAY OF DECEMBER, 2017, BY ORDER  
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE  
COUNTY, ILLINOIS.

  
Sharon Kuderna  
Village Clerk

## **ORDINANCE NO. 7453**

### **AN ORDINANCE GRANTING A CONDITIONAL USE FOR AN OUTPATIENT MEDICAL OFFICE PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.420(C)(25) OF THE LOMBARD ZONING ORDINANCE**

PC 17-34, Industrial Rehab Allies, 438 Eisenhower Lane North

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 IPD Limited Industrial District Planned Development; and,

WHEREAS, an application has been filed requesting approval for conditional uses pursuant to Section 155.420(C)(25) of the Lombard Zoning Ordinance to allow an outpatient medical office; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on November 20, 2017 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the conditional use, 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 an outpatient medical office 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 property located at 438 Eisenhower Lane North, Lombard, Illinois and legally described as follows:

THAT PART OF LOT 3 LYING EAST OF A LINE DRAWN 161.09 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 3, AND THE WEST 96.91 FEET OF LOT 4, ALL IN LOMBARD INDUSTRIAL PARK UNIT NO. 11, BEING A SUBDIVISION OF PART OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 1978 AS DOCUMENT R78-70568 AND CERTIFICATE OF CORRECTION RECORDED DECEMBER 27, 1978 AS DOCUMENT R78-124161, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-30-201-014; (the "Subject Property").

SECTION 3: This ordinance shall be granted 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; and
3. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the physical therapy office 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 \_\_\_\_ day of \_\_\_\_, 2017.

First reading waived by action of the Board of Trustees this 7<sup>th</sup> day of December, 2017.

Passed on second reading this 7<sup>th</sup> day of December, 2017.

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

Nays: None

Absent: Trustee Foltyniewicz


Approved this 7<sup>th</sup> day of December, 2017.

  
**Keith T. Giagnorio**  
Village President

ATTEST:

  
**Sharon Kuderna**  
Village Clerk

Published by me in pamphlet form on this 8<sup>th</sup> day of December, 2017.

  
**Sharon Kuderna**  
Village Clerk