



DocId:20121156

Tx:40532030

KATHLEEN V. CARRIER
RECORDER
DUPAGE COUNTY, IL
11/07/2023 09:10 AM
DOC NO. R2023-071711

ORDINANCE 8197

AN ORDINANCE GRANTING A CONDITIONAL USE FOR OFF-SITE PARKING AND A VARIATION FOR A CROSS ACCESS DRIVEWAY PURSUANT TO TITLE 15, CHAPTER 155 OF THE LOMBARD ZONING ORDINANCE

PIN(s): 03-32-301-021 & 03-32-301-030

ADDRESS: 999 and 1051 N. Garfield Street, Lombard IL

Prepared by and Return To:

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

7



I, **Sheila York**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy 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 copy of

ORDINANCE 8197

AN ORDINANCE GRANTING A CONDITIONAL USE FOR OFF-SITE
PARKING AND A VARIATION FOR A CROSS ACCESS DRIVEWAY
PURSUANT TO TITLE 15, CHAPTER 155 OF THE LOMBARD ZONING
ORDINANCE

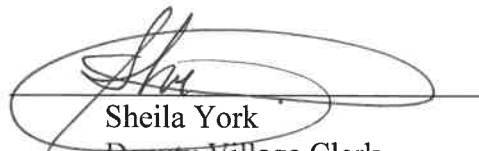
PIN(s) 03-32-301-021 & 03-32-301-030

ADDRESS: 999 and 1051 N. Garfield Street, Lombard Il

of the said Village as it appears from the official records
of said Village duly approved this 10th
day of October 2023.

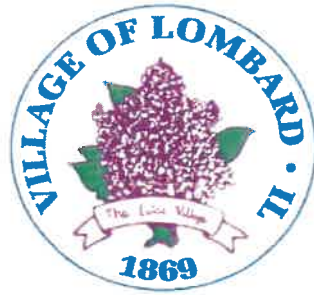
In Witness Whereof, I have hereunto affixed my official signature and the Corporate
Seal of said **Village of Lombard**, Du Page County, Illinois this 2nd
day of November 2023.



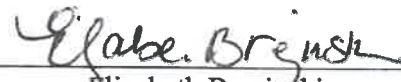

Sheila York
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

**ORDINANCE 8197
PAMPHLET**

**PC 23-17A: 999 N. GARFIELD AND 1051 N. GARFIELD STREET
IMG TRUCKING INC OFF-SITE PARKING AND LANDSCAPE VARIANCE**



**PUBLISHED IN PAMPHLET FORM THIS 20TH DAY OF OCTOBER, 2023, BY ORDER OF
THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.**


Elizabeth Brezinski
Village Clerk

ORDINANCE NO. 8197

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR OFF-SITE PARKING
AND A VARIATION FOR A CROSS ACCESS DRIVEWAY PURSUANT TO TITLE 15,
CHAPTER 155 OF THE LOMBARD ZONING ORDINANCE**

(PC 23-17A: 999 and 1051 N. Garfield Street)

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 properties, as described in Section 2 below, is zoned I Limited Industrial District; and,

WHEREAS, an application has been filed requesting approval of a conditional use to allow for off-site parking and a variation to reduce the required perimeter parking lot and perimeter lot landscaping pursuant to Title 15, Chapter 155 of the Village Code; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on October 16, 2023, 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 petition as 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 the following relief is hereby granted for the Subject Property, as described in Section 2 below, subject to the conditions set forth in Section 3 below:

1. Approve a conditional use, pursuant to Section 155.420(C)(23) of the Lombard Village Code to allow for off-site parking on the subject property, 999 N. Garfield Street, for IMG Trucking, Inc. use located at 1051 N. Garfield Street; and

Ordinance No. 8197

Re: PC 23-17A

Page 2

2. Approve a variation from Sections 155.706(C) and 155.709(B) of the Lombard Code of Ordinances to reduce the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') along the north property line for a drive aisle.

SECTION 2: That this Ordinance is limited and restricted to the property located at 999 N. Garfield Street, Lombard, Illinois and legally described as follows:

LOT 1 IN PROGRESS BUSINESS CENTER, BEING A RESUBDIVISION OF LOT 1 (EXCEPT THE NORTH 6647.26 FEET THEREOF) IN LOMBARD BUSINESS CENTER UNIT 7, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID PROGRESS BUSINESS CENTER, RECORDED SEPTEMBER 15, 1988 AS DOCUMENT R1988-105071 IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 03-32-301-021 (the "Subject Property").

And for the use of 1051 N Garfield Street, Lombard, Illinois and legally described as follows:

LOT 1 IN NORTH GARFIELD LIMITED PARTNERSHIP RESUBDIVISION OF LOTS 1 AND 2 IN LOMBARD BUSINESS PARK OF PART OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 1994 AS DOCUMENT R1994-140398 IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 03-32-301-030

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

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report
2. The subject property, 999 N. Garfield Street, shall be developed in substantial compliance with the plans submitted by Webster, McGrath & Ahlberg, Ltd. dated July 31, 2023 for the exclusive use of IMG Trucking located at 1051 N. Garfield Street.
3. The off-site parking on the 999 N. Garfield Street property shall not include the storage of vehicles in disrepair, cargo containers or materials.

4. The number of vehicles spaces shall be shown on the applicant's final building plans based on staff review of the permit per Chapter 155, Article X – Off-site Parking and Loading Requirements, Section 155.600 of the Zoning Ordinance.
5. That prior to the issuance of building permits by the Village, the petitioners 999 GARFIELD LLC and US GROUP, LLC shall execute and record a mutually acceptable and duly authorized cross-access easement agreement pertaining to the subject property 999 N. Garfield Street and the property at 1051 N. Garfield Street; in the event such cross-access easement agreement is not executed and recorded prior to the commencement time provisions as set forth within Section 155.103(F)(11) of Village Code, the approvals granted by this ordinance shall become null and void without the need for further action of the Village Board
6. 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 _____ day of _____, 2023.

First reading waived by action of the Board of Trustees this 19th day of October 2023.

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

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

Nays: None

Absent: None

Approved by me this 19th day of October 2023.

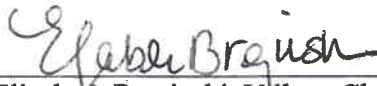

Keith T. Giagnorio, Village President

Ordinance No. 8197

Re: PC 23-17A

Page 4

ATTEST:



Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 19th day of October 2023.



Elizabeth Brezinski, Village Clerk