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KATHLEEN V. CARRIER  
RECORDER  
DUPAGE COUNTY, IL  
08/01/2024 10:43 AM  
DOC NO. R2024-043885

## **ORDINANCE 8253**

**AN ORDINANCE GRANTING A MAJOR CHANGE  
PURSUANT TO TITLE 15, CHAPTER 155, SECTION  
155.504 OF THE LOMBARD ZONING ORDINANCE  
FOR A PARCEL LOCATED IN THE HERON POINT  
PLANNED DEVELOPMENT, AS ESTABLISHED BY  
ORDINANCE 4538, AND AMENDED BY  
ORDINANCES 4729 AND 5326, TO APPROVE A  
CONDITIONAL USE FOR A STORAGE CENTER**

**PIN: 05-01-202-021**

**ADDRESS: 665 W. North Avenue, Lombard, IL**

**Prepared by and Return To:**

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



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 8253

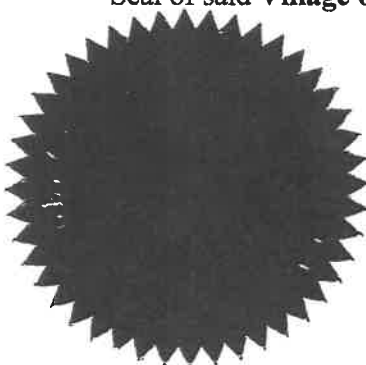
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PIN(s) 05-01-202-021

ADDRESS: 665 W. North Avenue, Lombard IL

of the said Village as it appears from the official records  
of said Village duly approved this 18<sup>th</sup>  
day of April 2024.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate  
Seal of said **Village of Lombard**, Du Page County, Illinois this 29<sup>th</sup>  
day of July 2024.



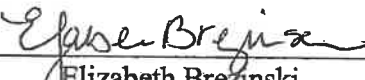
Sheila York  
Deputy Village Clerk  
Village of Lombard  
DuPage County, Illinois

**ORDINANCE 8253  
PAMPHLET**

**PC 24-02: 665 W NORTH AVE  
HERON POINT OFFICE BUILDING**



**PUBLISHED IN PAMPHLET FORM THIS 19TH DAY OF APRIL, 2024, BY ORDER OF  
THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE  
COUNTY, ILLINOIS.**

  
Elizabeth Brezinski  
Village Clerk

**ORDINANCE NO. 8253**

**AN ORDINANCE GRANTING A MAJOR CHANGE PURSUANT  
TO TITLE 15, CHAPTER 155, SECTION 155.504 OF THE  
LOMBARD ZONING ORDINANCE FOR A PARCEL LOCATED  
IN THE HERON POINT PLANNED DEVELOPMENT, AS  
ESTABLISHED BY ORDINANCE 4538, AND AMENDED BY  
ORDINANCES 4729 AND 5326, TO APPROVE A  
CONDITIONAL USE FOR A STORAGE CENTER**

(PC 24-02: 665 W. North Avenue— Heron Point Office Building)

WHEREAS, the President and Board of Trustees of the Village of Lombard ("Village") have heretofore adopted the Lombard Zoning Ordinance otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois ("Lombard Zoning Ordinance"); and

WHEREAS, the Subject Property, as described in Section 2 below, is zoned O Office District Planned Development; and

WHEREAS, an application has heretofore been filed by LSC Development ("Petitioner") requiring approval, pursuant to the Lombard Zoning Ordinance, of a major change to a planned development to approve a conditional use for a storage center on the Subject Property, as described in Section 2 below; and

WHEREAS, a public hearing on the aforesaid application has been conducted by the Village of Lombard Plan Commission ("Plan Commission") on March 18, 2024, pursuant to appropriate and legally required notice; and

WHEREAS, the Plan Commission has filed its findings and recommendations with the President and Board of Trustees recommending approval of the aforementioned conditional use ("Findings and Recommendations"); and

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the Village to approve and adopt the Findings and Recommendations, which are hereby incorporated herein by reference as if 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 approval of the aforesaid conditional use for a storage center, as more fully as set forth below, is hereby granted for the Subject Property, subject to the conditions set forth in Section 3 below:

Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Heron Point Planned Development, as established by Ordinance No. 4538, and amended by Ordinance Nos. 4729 and 5326, to approve a conditional use pursuant to Section 155.412(C) of the Lombard Zoning Ordinance to allow for a storage center to operate on the subject property located within the O Office Planned Development District.

**SECTION 2:** That this ordinance is limited and restricted to the subject property generally located at 665 W. North Avenue, Lombard, Illinois, and more specifically legally described as set forth below ("Subject Property"):

LOT 2 IN LOT 1 OF HERON POINT PLAT OF RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN HERON POINT PLAT OF RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LOT 1 OF HERON POINT PLAT OF RESUBDIVISION RECORDED MARCH 30, 2005 AS DOCUMENT R2005-64497, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-01-202-021

COMMON ADDRESS AND LOCATION: 665 W. North Avenue, Lombard, IL

**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. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code or as a result of review by DuPage County;
3. That the outdoor vehicle storage shall be limited to personal vehicles, recreational vehicles (as defined by 625 ILCS 511-169), watercraft, motorboat, sailboat, personal watercraft or specialty prop-craft (all as defined by 625 ILCS 45/1-2) (each a "recreational vehicle"), or any trailer (as defined by 625 ILCS 5/1-209) used to transport or store any recreational vehicle (hereinafter a "trailer"), enclosed cargo trailers not exceeding 30 feet in total length, and small commercial vehicles

not over one and one-half tons capacity. Storage of tractors, tractor-trailers, semi-trucks and like vehicles shall be prohibited; storage of shipping containers shall also be prohibited;

4. That in the event that the petitioner amends the 2014 private agreement pertaining to parking on the subject property and the neighboring hotel property at 645 W. North Avenue, each land use shall maintain compliance with minimum parking requirements in the Village Code;
5. That in the event that the petitioner amends the blanket easement established on the plat of subdivision recorded with DuPage County as document R2005-064497, the amended easement shall maintain compliance with the condition of approval associated with the Village approval of the plat in 2004 (SUB 04-05);
6. That the petitioner shall apply for and receive building permits for the proposed improvements; and
7. 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 4<sup>th</sup> day of April 2024.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Passed on second reading this 18th day of April 2024, pursuant to a roll call vote as follows:

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

Nays: None

Absent: None

Approved by me this 18th day of April 2024.

  
Keith T. Giagnorio, Village President

Ordinance No. 8253


Re: PC 24-02

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ATTEST:

  
Elizabeth Brezinski, Village Clerk

Published in pamphlet form this 19th day of April 2024.

  
Elizabeth Brezinski, Village Clerk