

ORDINANCE 7759

PAMPHLET

PC 19-24: LILAC STATION 101-109 S. MAIN STREET



PUBLISHED IN PAMPHLET FORM THIS 6th DAY OF DECEMBER 2019, BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

A handwritten signature in cursive script, reading "Sharon Kuderna", is written over a horizontal line.

Sharon Kuderna
Village Clerk

ORDINANCE NO. 7759

**AN ORDINANCE AMENDING ORDINANCE NO. 7704 APPROVING
A MAJOR CHANGE TO A PLANNED DEVELOPMENT WITH
COMPANION VARIATIONS FROM THE ZONING ORDINANCE ON
THE SUBJECT PROPERTY LOCATED WITHIN THE B5PD
DISTRICT; FOR THE PROPERTY AT 101-109 S. MAIN STREET**

PC 19-24; Lilac Station, 101-109 S. Main 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 Property, as described in Section 2 below, is zoned B5PD Central Business District;

WHEREAS, on August 15, 2019 the Village Board adopted Ordinance 7704 which established the Lilac Station Planned Development on the subject property and,

WHEREAS, an application has heretofore been filed requiring approval of the following major changes to the planned development with associated variances pursuant to the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code):

1. Amend Ordinance 7704 and approve a Major Change to a Planned Development, pursuant to Section 155.504(A)(4) of the Lombard Village Code, to provide for the previously approved southern commercial building to change its physical location by more than ten feet. The petition also includes the following companion and amended variances to landscaping/fencing requirements, as set forth more fully within the submitted development plans:
 - a. A zoning variation from Section 155.205(A)(2)(f)(iii) of the Village Code for a fence or wall in the B5 District exceeding six feet (6") in height;
 - b. A zoning variation from Section 155.418(K), Section 155.508(C)(6)(b), Section 155.707(B)(3), Section 155.707(A)(3), and Section 155.709(B) of the Village Code to allow for the elimination of the transitional landscape yard improvements (on the east side), including fencing, and perimeter lot landscaping;
 - c. A zoning variation from Section 155.706 of the Village Code to eliminate the interior and perimeter parking lot landscaping requirement; and
 - d. A zoning variation from Section 155.709(B) of the Village Code to eliminate the requirement to provide one (1) shade tree for every seventy-five (75) lineal feet of required perimeter lot landscaping.

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on November 18, 2019 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 major change to a planned development with associated variances 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 major change to a planned development with associated variances 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 located at 101-109 S. Main Street, Lombard, Illinois, and more specifically legally described as set forth below:

PARCEL 1:

LOT 1 (EXCEPT THEREFROM THE WEST 10 FEET DEDICATED FOR MAIN STREET BY PLAT OF DEDICATION ATTACHED TO ORDINANCE RECORDED JANUARY 10, 2006 AS DOCUMENT R2006-005178) IN BIG IDEA PRODUCTIONS RESUBDIVISION, BEING A RESUBDIVISION OF PART OF BLOCK 22 IN THE TOWN OF LOMBARD IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED APRIL 20, 1999 AS DOCUMENT NUMBER R99-90133 IN DUPAGE COUNTY, ILLINOIS.

PARCEL NUMBER: 06-08-111-035

PARCEL 2

LOT 1 (EXCEPT THEREFROM THE WEST 10 FEET DEDICATED FOR MAIN STREET BY PLAT OF DEDICATION ATTACHED TO ORDINANCE RECORDED JANUARY 10, 2006 AS DOCUMENT R2006-005178) IN BRUST'S RESUBDIVISION, IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 14, 1999 AS DOCUMENT NUMBER R99-010668, IN DUPAGE COUNTY, ILLINOIS.

PARCEL NUMBER: 06-08-111-036

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 except as may be changed for final engineering and building permit approval and the following conditions below.

2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.
3. The petitioner shall apply for and obtain a building permit for any development activity on the subject property.
4. Construction shall begin within one (1) year from the date of approval of the ordinance, unless otherwise extended by the Village Board.
5. Lighting on the residential portion of the building, including balconies, shall be shielded so that all illumination is directed toward the building and away from adjacent properties.
6. The property will have a cross park and cross access easement recorded against the two (2) parcels that comprise the subject property.
7. All outdoor trash collection areas shall be screened on all four (4) sides, with a masonry/concrete wall the same materials as the principal building or a fence constructed with the same material as other fencing on the subject property.
8. Upon a request by the Village, the petitioner shall provide a final fence plan to include a fence along the east property line that shall be eight feet (8') tall and of a solid material. Said fence shall be constructed per the approved plan.
9. The two (2) commercial drive-ways on Main Street shall be one way in and one way out, as noted in the traffic report by KLOA.
10. Per the updated plans, the residential building will be pushed back five feet (5') to the west to allow for a transitional building setback.
11. The petitioner shall work with staff on increasing landscaping throughout the project.

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 _____, 2019.

First reading waived by action of the Board of Trustees this 5th day of December, 2019.

Passed on second reading this 5th day of December, 2019, pursuant to a roll call vote as follows:

Ayes: Trustee Whittington, Puccio, Foltyniewicz, Honig, Militello and Ware

Nays: None

Absent: None

Approved by me this 5th day of December, 2019.


Keith T. Giagnorio, Village President

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Re: PC 19-24
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ATTEST:


Sharon Kuderna, Village Clerk

Published in pamphlet from this 6th day of December, 2019.


Sharon Kuderna, Village Clerk