

**ORDINANCE 7397
PAMPHLET**

**PC 17-20: AMEND INTERIOR SIDE YARD SETBACKS
FOR SINGLE FAMILY HOMES IN THE OAK CREEK
PLANNED DEVELOPMENT**



PUBLISHED IN PAMPHLET FORM THIS 21ST DAY OF JULY, 2017, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.

A handwritten signature in black ink that reads "Sharon Kuderna". The signature is written in a cursive style and is positioned above the printed name and title.

Sharon Kuderna
Village Clerk

ORDINANCE NO. 7397

**AN ORDINANCE AMENDING ORDINANCE 1351 TO ALLOW FOR
MODIFICATIONS TO THE INTERIOR SIDE YARD SETBACKS FOR SINGLE
FAMILY DETACHED DWELLINGS IN THE OAK CREEK PLANNED
DEVELOPMENT**

(PC 17-20: Oak Creek Planned Development)

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 President and Board of Trustees of the Village of Lombard have heretofore adopted Ordinance 1351, issuing a special use permit for the Oak Creek Planned Development and establishing terms and conditions for the construction of said Planned Development, including yard setbacks for single family detached dwellings;

WHEREAS, Ordinance 1351 was amended by the Consent Judgment and Decree entered into June 19, 1978, in the Circuit Court of DuPage County in Case No. 78 MR 28 and subsequent amendments thereto (collectively the “Consent Decree”);

WHEREAS, the Consent Decree did not affect the yard setbacks for single family detached dwellings established by Ordinance 1351;

WHEREAS, a public hearing to consider an amendment to the Oak Creek Planned Development, in the form of an amendment to Ordinance 1351, has been conducted by the Village of Lombard Plan Commission on June 19, 2017, 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 text amendments 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, Pursuant to Section 155.504(A) of the Lombard Zoning Ordinance (major changes to a planned development), the following amendment to Ordinance 1351 is hereby granted for the Subject Property legally described in Section 2:

D. Bulk Regulations – Zoning Regulations – Subdivision Regulations.

3. Yard setbacks. In lieu of front yard setbacks, side yard setbacks and rear yard setbacks, the following shall apply;
 - a. The minimum setback for front, rear and corner side yards for single family detached dwellings shall be 10 feet; the minimum interior side yard setback single family detached dwellings shall be six feet, except where no attached garage is constructed, one side yard must be nine feet in width.
 - b. There shall be not less than 50 feet between Multiple-Family Buildings for Multiple-Family Buildings up to and including two (2) stories in height. For each story of more than two, an additional five (5) feet for each story shall be provided between Multiple-Family Buildings.
 - c. Along the periphery of the territory, yards shall be provided not less than those required by the regulations of the district in which said development is located.

SECTION 2: That this Ordinance is limited and restricted to the properties located in the Oak Creek Planned Development, Lombard, Illinois and legally described as follows:

Lots 1 thru 50 in Foxworth of Lombard Unit One Subdivision; Lots 51 thru 162 in Foxworth of Lombard Unit Two Subdivision; Outlot 1 and Lots 163 thru 218 in the Brentwood Unit One Subdivision; Parcels One and Two in Clover Creek Apartments Assessment Plat; Lots 1 and 2 in Lexington Health Care Systems Subdivision; Lot One in Oak Creek Resubdivision Unit No. 15; Lots 1 and 2 in Oak Creek Unit 10 Subdivision; Lot 8 in Oak Creek Unit 3 Subdivision; Lots 16 and 20 in Oak Creek – Unit 6 Subdivision; Lot One in Resubdivision of Oak Creek Unit No. 6; Lot One in Oak Creek Unit No. 11 Subdivision; Lot 1 in Oak Creek Unit No. 16 Subdivision; Lot 21 in Oak Creek – Unit 7 Subdivision; Lot 1 in Oak Creek Unit No. 14 Subdivision; Lots 1 thru 3 in Quaker Oats Resubdivision; Lots 1 thru 4 in Oak Creek – 1st Resubdivision of Unit 1; Lot 1 in Oak Creek 2nd Resubdivision of Unit 1; Lot 1 in Oak Creek – 3rd Resubdivision of Unit 1; Lots 12 thru 15 in Oak Creek – Unit 5 Subdivision; Lot 1 in Oak Creek Subdivision No. 17; Lots 1 and 1-A in Resubdivision of Oak Creek – Unit 2; Lot 22 in Oak Creek – Unit 8 Subdivision; a portion of Lot 1 in Forest Preserve District I-355 Assessment Plat No. 3.

Parcel Numbers: 05-24-400-016; 05-24-401-003; 05-24-401-005; 05-24-402-001 thru -014; 05-24-402-016 thru -022; 05-24-402-024; 05-24-402-026 thru -029; 05-24-403-001 thru -047; 05-24-404-001 thru -024; 05-24-405-001; 05-24-405-002; 05-24-406-001 thru -044; 05-24-407-001 thru -016; 05-24-408-001 thru -024; 05-24-409-008; 05-24-409-010; 05-24-412-001 thru -028; 06-19-301-003 thru -006; 06-19-302-001 thru -007; 06-19-303-010; 06-19-303-012; 06-19-303-013; 06-19-303-015; 06-19-304-006; 06-19-304-010; 06-19-304-014; 06-19-304-015; 06-19-304-017 thru -019; 06-19-305-

003 thru -006; 06-19-305-013 thru -016; 06-19-306-005; 06-19-306-007; 06-19-307-002; 06-19-307-003; 06-19-308-001; (the "Subject Property").

SECTION 3: This Ordinance, upon approval, shall be recorded by the Village with the Office of County Recorder.

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 ____, 2017.

First reading waived by action of the Board of Trustees this 20th day of July, 2017.

Passed on second reading this 20th day of July, 2017.

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


Nays: None

Absent: None

Approved this 20th day of July, 2017.


Keith T. Giagnorio
Village President

ATTEST:


Sharon Kuderna
Village Clerk

Published by me in pamphlet form on this 21st day of July, 2017.


Sharon Kuderna
Village Clerk