



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

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ORDINANCE 7395

AN ORDINANCE GRANTING VARIATIONS FROM THE LOMBARD ZONING ORDINANCE, TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS; AND GRANTING VARIATIONS FROM THE LOMBARD SUBDIVISIONS AND DEVELOPMENT ORDINANCE, TITLE 15, CHAPTER 154 OF THE CODE OF LOMBARD, ILLINOIS

PIN(s): 06-05-323-015 AND 06-05-322-013

ADDRESS: 222 E. Windsor Avenue (Windsor Place Subdivision)

Prepared by and Return To:

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

**ORDINANCE 7395
PAMPHLET**

**PC 17-21: APPROVAL OF A MAJOR PLAT OF SUBDIVISION
WITH COMPANION RELIEF
222 E. WINDSOR AVENUE (ALLIED DRYWALL)**



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


Sharon Kuderna
Village Clerk

ORDINANCE NO. 7395

AN ORDINANCE GRANTING VARIATIONS FROM THE LOMBARD ZONING ORDINANCE, TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS; AND GRANTING VARIATIONS FROM THE LOMBARD SUBDIVISIONS AND DEVELOPMENT ORDINANCE, TITLE 15, CHAPTER 154 OF THE CODE OF LOMBARD, ILLINOIS

(PC 17-21; 222 E. Windsor Avenue (Windsor Place Subdivision))

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 the Lombard Subdivisions and Development Ordinance, otherwise known as Title 15, Chapter 154 of the Code of Lombard, Illinois; and,

WHEREAS, the subject property is zoned R2 Single Family Residence District; and,

WHEREAS, an application has been filed with the Village of Lombard requesting approval of a Major Plat of Subdivision with the following variations:

1. Variance from the Zoning Ordinance for the proposed Lot 11:
 - a. A variation from Section 155.407(F)(1) to reduce minimum required front yard setback from thirty (30) feet to fifteen (15) feet where adjacent to the arc of the cul-de-sac turnaround;
2. Variances from the Zoning Ordinance for the proposed Lot 12:
 - a. A variation from Section 155.407(F)(1) to reduce minimum required front yard setback from thirty (30) feet to fifteen (15) feet; and
 - b. A variation from Section 155.407(F)(4) to reduce minimum required rear yard setback from twenty-five (25) feet to fifteen (15) feet;
3. Variances from the Subdivisions and Development Ordinance:
 - a. A variation from Section 154.503(D)(1) to allow a cul-de-sac turnaround with a right-of-way diameter of 106 feet where a right-of-way diameter of 124 feet is required;
 - b. A variation from Section 154.504(B) to allow a sidewalk that is two (2) feet from the street curb where a minimum separation of five (5) feet is required, for the sidewalk located adjacent to the north side of the cul-de-sac turnaround; and
 - c. A variation from Section 154.304(D)(3) to eliminate the sidewalk from the new roadway adjacent to the south side of the cul-de-sac turnaround; and

WHEREAS, a public hearing has been conducted by the Plan Commission on June 19, 2017, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has forwarded its findings to the Board of Trustees with a recommendation of approval for the requested variations; and,

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the Village of Lombard to approve the requested variations.

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 variations are hereby granted:

1. Variance from the Zoning Ordinance for the proposed Lot 11 of the Windsor Place Subdivision:
 - a. A variation from Section 155.407(F)(1) to reduce minimum required front yard setback from thirty (30) feet to fifteen (15) feet where adjacent to the arc of the cul-de-sac turnaround;
2. Variances from the Zoning Ordinance for the proposed Lot 12 of the Windsor Place Subdivision:
 - a. A variation from Section 155.407(F)(1) to reduce minimum required front yard setback from thirty (30) feet to fifteen (15) feet; and
 - b. A variation from Section 155.407(F)(4) to reduce minimum required rear yard setback from twenty-five (25) feet to fifteen (15) feet;
3. Variances from the Subdivisions and Development Ordinance for the Windsor Place Subdivision:
 - a. A variation from Section 154.503(D)(1) to allow a cul-de-sac turnaround with a right-of-way diameter of 106 feet where a right-of-way diameter of 124 feet is required;
 - b. A variation from Section 154.504(B) to allow a sidewalk that is two (2) feet from the street curb where a minimum separation of five (5) feet is required, for the sidewalk located adjacent to the north side of the cul-de-sac turnaround; and
 - c. A variation from Section 154.304(D)(3) to eliminate the sidewalk from the new roadway adjacent to the south side of the cul-de-sac turnaround.

SECTION 2: This ordinance shall be granted subject to compliance with the following conditions:

1. The petitioner shall develop the site in accordance with the plans submitted as part of this petition, including:
 - a. Preliminary plat of subdivision for Windsor Place, prepared by Wolf Pack Consulting, LLC, dated May 22, 2017;
 - b. Final Site Development Plans (preliminary engineering), prepared by CivWorks Consulting, LLC, dated May 22, 2017; and
 - c. Preliminary stormwater analysis, prepared by CivWorks Consulting, LLC, dated May 5, 2017;

2. The petitioner shall obtain a demolition permit and demolish all existing structures on the subject property prior to recording of the final plat; and
3. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.

SECTION 3: This ordinance is limited and restricted to the property generally located at 222 E. Windsor Avenue, Lombard, Illinois, and legally described as follows:

PARCEL 1:
LOT 11 IN WINDSOR AVENUE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 1985 AS DOCUMENT 865-63738 AND CERTIFICATE OF CORRECTION RECORDED AUGUST 22, 1985 AS DOCUMENT 865-69763, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUND AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EASTERLY LINE OF H.O. STONE AND COMPANY'S ADDITION TO LOHARD, DISTANT 158 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE MINNESOTA AND NORTHWESTERN RAILROAD COMPANY (LATER THE CHICAGO GREAT WESTERN RAILWAY COMPANY, NOW THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED ACROSS SAID SECTION 5; THENCE WESTERLY PARALLEL WITH SAID ORIGINAL MAIN TRACK CENTER LINE, SAID PARALLEL LINE BEING ALSO THE NORTHERLY LINE OF WINDSOR AVENUE, A DISTANCE OF 428.88 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUING WESTERLY ALONG THE NORTHERLY LINE OF SAID WINDSOR AVENUE A DISTANCE OF 168 FEET, MORE OR LESS, TO A POINT DISTANT 1 FOOT EASTERLY, MEASURED AT RIGHT ANGLES, FROM A FENCE, OR THE SOUTHERLY EXTENSION THEREOF, OWNED BY HINES LUMBER COMPANY; THENCE NORTHERLY PARALLEL WITH SAID FENCE A DISTANCE OF 120 FEET, MORE OR LESS, TO A POINT DISTANT 38 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY (FORMERLY THE CHICAGO GREAT WESTERN RAILWAY COMPANY), AS SAID MAIN TRACK IS NOW LOCATED; THENCE EASTERLY PARALLEL WITH SAID MAIN TRACK CENTER LINE A DISTANCE OF 288 FEET, MORE OR LESS, TO A POINT DISTANT 5 FEET SOUTHERLY, MEASURED RADIALLY FROM THE CENTER LINE OF THE MOST SOUTHERLY SIDE TRACK OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY (FORMERLY THE CHICAGO GREAT WESTERN RAILWAY COMPANY), AS SAID SIDE TRACK IS NOW LOCATED; THENCE WESTERLY PARALLEL WITH SAID SIDE TRACK CENTER LINE A DISTANCE OF 48 FEET, MORE OR LESS, TO A POINT ON A LINE DRAWN PARALLEL WITH THE NORTHERLY EXTENSION OF THE CENTER LINE OF CRAIG PLACE, THROUGH THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID LAST DESCRIBED PARALLEL LINE A DISTANCE OF 118 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; (SAID LAST DESCRIBED PARALLEL LINE FORMS AN ANGLE OF 94 DEGREES 57 MINUTES 28 SECONDS, MEASURED COUNTERCLOCKWISE, FROM THE NORTHERLY LINE OF WINDSOR AVENUE). ALL IN DU PAGE COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY LINE OF H.O. STONE AND COMPANY'S ADDITION TO LOHARD, DISTANT 158.8 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE MINNESOTA AND NORTHWESTERN RAILROAD COMPANY (LATER THE CHICAGO GREAT WESTERN RAILWAY COMPANY, NOW THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED ACROSS SAID SECTION 5; THENCE WESTERLY PARALLEL WITH SAID ORIGINAL MAIN TRACK CENTER LINE, SAID PARALLEL LINE BEING ALSO THE NORTHERLY LINE OF WINDSOR AVENUE, A DISTANCE OF 428.8 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 94 DEGREES 57 MINUTES 28 SECONDS MEASURED COUNTERCLOCKWISE, FROM THE LAST DESCRIBED COURSE, AND PARALLEL WITH THE CENTER LINE, EXTENDED NORTHERLY, OF CRAIG PLACE, A DISTANCE OF 117.8 FEET, MORE OR LESS, TO A POINT DISTANT 9.8 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MOST SOUTHERLY SIDE TRACK OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY (FORMERLY THE CHICAGO GREAT WESTERN RAILWAY COMPANY), AS SAID SIDE TRACK IS NOW LOCATED; THENCE EASTERLY PARALLEL WITH SAID SIDE TRACK CENTER LINE A DISTANCE OF 48.8 FEET, MORE OR LESS, TO A POINT DISTANT 38.8 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF SAID TRANSPORTATION COMPANY, AS NOW LOCATED; THENCE EASTERLY PARALLEL WITH SAID LAST DESCRIBED MAIN TRACK CENTER LINE A DISTANCE OF 398.8 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF SAID H.O. STONE AND COMPANY'S ADDITION; THENCE SOUTHERLY ALONG SAID EASTERLY LINE, WHICH FORMS AN ANGLE OF 85 DEGREES 53 MINUTES 28 SECONDS, MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 128.39 FEET TO THE POINT OF BEGINNING. ALL IN DU PAGE COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 11 IN WINDSOR AVENUE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 1985 AS DOCUMENT 865-63738; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 11, 128.88 FEET TO A POINT WHICH IS 38.88 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE GREAT WESTERN TRAIL; THENCE EASTERLY 28.62 FEET, PARALLEL WITH THE NORTH LINE OF WINDSOR AVENUE; THENCE SOUTH 128.88 FEET TO THE NORTH LINE OF WINDSOR AVENUE TO A POINT WHICH IS 27.46 FEET EAST OF THE SOUTHEAST CORNER OF SAID LOT 11, THENCE WEST ALONG THE NORTH LINE OF WINDSOR AVENUE, 27.46 TO THE POINT OF BEGINNING. ALL IN DU PAGE COUNTY, ILLINOIS.

Parcel No: 06-05-323-015 and 06-05-322-013

Ordinance No. 7395

Re: PC 17-21

Page 4

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

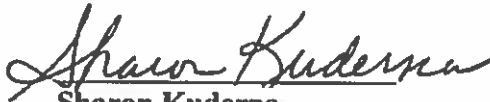
Absent: None

Approved this 20th day of July, 2017.



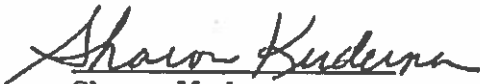
Keith T. Giagnorio
Village President

ATTEST:



Sharon Kuderna
Village Clerk

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



Sharon Kuderna
Village Clerk



I, **Janet Downer**, 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 true and correct copy of

ORDINANCE NO. 7395

GRANTING VARIATIONS FROM THE LOMBARD
ZONING ORDINANCE, TITLE 15, CHAPTER 155, OF THE
CODE OF LOMBARD AND GRANTING VARIATIONS
FROM THE LOMBARD SUBDIVISION AND
DEVELOPMENT ORDINANCE TITLE 15, CHAPTER 154
OF THE CODE OF LOMBARD


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ADDRESS: 222 E. WINDSOR AVENUE
LOMBARD IL 60148

of the said Village as it appears from the official records of said Village duly approved this 20th day of July, 2017.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 15th of August, 2017.





Janet Downer
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois