



**FRED BUCHOLZ**  
DUPAGE COUNTY RECORDER  
JUN.04,2015 8:54 AM  
OTHER \$32.00 06-29-308-010  
006 PAGES R2015-059169

**ORDINANCE 7060**

**GRANTING A CONDITIONAL USE WITH DEVIATIONS AS  
PART THE FINAL DEVELOPMENT AGREEMENT FOR THE  
PROPERTY, TO ALLOW FOR A MULTIPLE FAMILY  
RESIDENTIAL DEVELOPMENT, WITHIN THE HIGHLANDS OF  
LOMBARD B3 PLANNED DEVELOPMENT**

**PIN: 06-29-308-010; (the "Subject Property")**

**ADDRESS: Highlands of Lombard New Apartment Building  
2740 S. Highland Avenue, Lombard, IL 60148**

**Prepared by and Return To:  
Village of Lombard  
255 E. Wilson Avenue  
Lombard, IL 60148**



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  
copy of

ORDINANCE 7060

GRANTING A CONDITIONAL USE WITH DEVIATIONS AS PART THE  
FINAL DEVELOPMENT AGREEMENT FOR THE PROPERTY,  
TO ALLOW FOR A MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT,  
WITHIN THE HIGHLANDS OF LOMBARD B3 PLANNED  
DEVELOPMENT

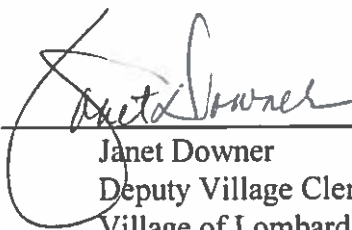
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ADDRESS: Highlands of Lombard New Apartment Building  
2740 S. Highland Avenue, Lombard, IL 60148

of the said Village as it appears from the official records  
of said Village duly approved this 2nd  
day of April, 2015.

**In Witness Whereof**, I have hereunto affixed my official signature and the  
Corporate Seal of said **Village of Lombard**, Du Page County, Illinois  
this 18th day of May, 2015.



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

**ORDINANCE 7060**

**PAMPHLET**

**PC 15-04: 2740 S. HIGHLAND AVENUE,  
HIGHLANDS OF LOMBARD  
NEW APARTMENT BUILDING**



**PUBLISHED IN PAMPHLET FORM THIS 3<sup>RD</sup> DAY OF APRIL, 2015, BY  
ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,  
DUPAGE COUNTY, ILLINOIS.**

*Sharon Kuderna*

**Sharon Kuderna  
Village Clerk**

**ORDINANCE NO. 7060**

**AN ORDINANCE GRANTING A CONDITIONAL USE WITH DEVIATIONS AS PART  
THE FINAL DEVELOPMENT AGREEMENT FOR THE PROPERTY,  
TO ALLOW FOR A MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT, WITHIN  
THE HIGHLANDS OF LOMBARD B3 PLANNED DEVELOPMENT**

PC 15-04: Highlands of Lombard New Apartment Building – 2740 S. Highland Avenue

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 B3 Planned Development; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard approved Ordinance 4833 on June 15, 2000 providing for a Planned Development for the below described property; and

WHEREAS, the President and Board of Trustees of the Village of Lombard approved Ordinance 4834 on June 15, 2000 authorizing the execution of a Second Amendment to the Development Agreement for the below described property; and

WHEREAS, a condition of the terms of the a Second Amendment to the Development Agreement requires conditional use approval to allow for the development of multiple family dwelling units to be located within the Highlands of Lombard Planned Development; and

WHEREAS, an application has heretofore been filed requesting approval of a conditional use to provide for said residential development, all on the property described in Section 1 below; and

WHEREAS, as part of said application, the petitioner has also requested approval of a deviation from the Planned Development to facilitate construction of the development as proposed; and

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on March 16, 2015 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 conditional use and deviation 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 this Ordinance is limited and restricted to the property located at 2740 S. Highland Avenue legally described as follows:

LOT 8 IN THE AMENDED AND RESTATED HIGHLANDS OF LOMBARD PLAT OF SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 04, 2001 IN THE OFFICE OF THE DUPAGE COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER R2001-058808 IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-29-308-010; (the "Subject Property").

**SECTION 2:** That a conditional use for a multiple family residential development within the Highlands of Lombard B3 Planned Development, be granted subject to compliance with the conditions set forth in Section 4.

**SECTION 3:** That the following deviation also be granted as part of the development from Section 5.E of the Second Amendment to the Pre-Development Agreement to allow construction that utilizes less than 70 percent stone, brick, split face block or cedar for exterior facades exclusive of window areas.

**SECTION 4:** The conditional use and deviation set forth in Sections 2 and 3 shall be granted subject to compliance with the following conditions:

1. That the petitioner's proposed improvements be constructed in substantial compliance with the petitioner's document submittal as part of PC 15 -04;
2. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. This relief for the building construction shall be valid for a period of one year from the date of approval of the ordinance;
4. That no more than 25 percent of all units constructed in the development shall be corporate-leased units;
5. That the developer shall maintain good circulation for emergency access at all times, including during construction of the building;
6. That the petitioner submits a photometric plan to the Village for review and approval. The photometric plan shall include any parking or driveway lighting on the site as well as any exterior lighting on the building;
7. That the exterior lighting shall be of a complementary design to those existing in the Planned Development;
8. That outdoor storage on balconies shall be prohibited;

9. That should any rooftop elements be proposed for the building which exceed the height of the parapet wall and/or roof height, site plan approval shall be required;
10. That the final placement and number of parking spaces along the east side of the site receive approval from the Community Development Department and Fire Department;  
and
11. That any signage will be required to go before the Plan Commission for site plan approval.

SECTION 5: 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 \_\_\_\_, 2015.

First reading waived by action of the Board of Trustees this 2<sup>nd</sup> day of April, 2015.

Passed on second reading this 2<sup>nd</sup> day of April, 2015.

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

Nays: None

Absent: None

Approved this 2<sup>nd</sup> day of April, 2015.

  
\_\_\_\_\_  
Keith T. Giagnorio  
Village President

ATTEST:

  
\_\_\_\_\_  
Sharon Kuderna  
Village Clerk

Published by me in pamphlet form on this 3<sup>rd</sup> day of April, 2015.

  
\_\_\_\_\_  
Sharon Kuderna  
Village Clerk