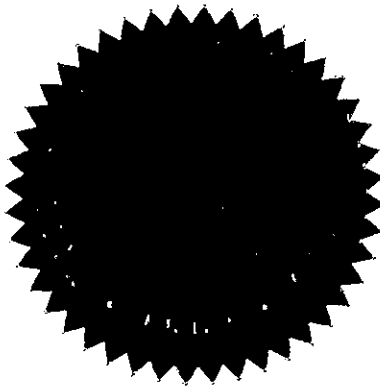


ORDINANCE 4411


PAMPHLET

FRONT OF PAMPHLET

GRANTING A CONDITIONAL USE FOR A
PLANNED DEVELOPMENT WITH
AND GRANTING VARIATIONS FROM
THE LOMBARD ZONING AND
SUBDIVISION AND DEVELOPMENT ORDINANCES
AT THE SOUTHWEST CORNER OF GROVE AND CHARLOTTE



PUBLISHED IN PAMPHLET FORM THIS 11th DAY OF FEBRUARY, 1998.
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,
DUPAGE COUNTY, ILLINOIS.


Lorraine G. Gerhardt
Village Clerk

ORDINANCE NO. 4411
**AN ORDINANCE GRANTING A CONDITIONAL USE FOR A
PLANNED DEVELOPMENT WITH EXCEPTIONS PURSUANT TO
LOMBARD ZONING ORDINANCE NO. 3274, AND GRANTING VARIATIONS
FROM THE LOMBARD ZONING ORDINANCE AND SUBDIVISION AND
DEVELOPMENT ORDINANCE**

(PC 97-34: SWC of Charlotte Street and Grove Street, Lombard, Illinois)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Ordinance No. 3274; and,

WHEREAS, the subject property is zoned R6 General Residence District; and,

WHEREAS, an application has been filed requesting approval of a Conditional Use for a Planned Development with Exceptions, a variation from the Lombard Zoning Ordinance, and a variation to the Lombard Subdivision and Development Ordinance to provide for a residential planned development, on the property described in Section 2 below; and,

WHEREAS, public hearings on such application have been conducted by the Village of Lombard Plan Commission on January 14, 1998 pursuant to appropriate and legal notice; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have reviewed the request and find it would be in the best interest of the Village to grant said Conditional Use, Planned Development subject to the terms and conditions established by this ordinance.

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 Conditional Use, Planned Development is hereby granted for the property described in Section 2 below and pursuant to the Lombard Zoning Ordinance, No. 3274, Section to provide for a residential planned development.

SECTION 2: That this ordinance is limited and restricted to the property generally located at Lombard, Illinois, and legally described as follows:

The South 61.58 feet of the East 70.44 feet of Lot 1 in Block 12 in the Town of Lombard, being a subdivision in Sections 5, 6, 7, 8 and 18. Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded April 23, 1868 as Document 9483, in DuPage County, Illinois.

The North 145.00 feet of the East 70.44 feet of Lot 1 in the Town of Lombard, being a subdivision in Sections 5, 6, 7, 8 and 18, Township 39 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded April 23, 1868 as Document Number 9483.

Lot 1 in Regency Grove Condominiums Plat of Consolidation, being a part of Sections 5, 6, 7, 8, and 18. Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded August 15, 1996 as Document Number R96-134915, in DuPage County, Illinois

Parcel Nos.: 06-08-100-004, 06-08-100-019 and 06-08-100-005

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. That the site be developed in substantial compliance with the Site Plan prepared by Daniel LeNoble and Associates P.C., as last revised December 23, 1997.
2. The landscape plan shall be revised to reflect the following:
 - a.) The viburnums and the red maples at the south property line should be removed. A gravel or hardy shade-loving groundcover (ie. vinca) shall be installed instead. In the southwest corner, place another row of viburnum to eliminate the need to mow that area.
 - b.) All Bradford Pear should be at least 10 feet from the building instead of 4 feet.
 - c.) The Colorado Spruce on the front sides of the building should be at least 10 feet from the building and each other. Either use one Spruce on each corner or use dwarf varieties such as Dwarf White Spruce or Nana Serbian Spruce.
 - d.) The Austrian Pines need to be reduced, eliminated or moved. Either pull the whole berm design away from the sidewalk and use one to

three pines total or use dwarf varieties, such as Columnar Swiss Stone Pine, a compact Eastern White Pine or a compact Scotch Pine.

3. The Final Plat of Subdivision shall not be recorded in DuPage County until such time that final engineering has been reviewed and approved by the Private Engineering Services Division.

SECTION 4: The following exceptions and variations are hereby granted as further conditions to the grant of a conditional use for a Planned Development:

1. That an exception be and is hereby granted to Section 155.410 (D) 4 of the Lombard Zoning Ordinance to allow forty-one (41) dwelling units where thirty-eight (38) is permitted.

2. That an exception be and is hereby granted to Section 155.410 (F) 4 of the Lombard Zoning Ordinance to allow a fifteen (15) foot interior side yard setback where twenty-five (25) feet is required.

3. That an exception be and is hereby granted to Section 155.410 (H) of the Lombard Zoning Ordinance to allow the total floor area to equal 90,804 square feet where 68,511 square feet is permitted.

4. That a variation be and is hereby granted to Section 155.602 (C) of the Lombard Zoning Ordinance to allow an eighteen (18) foot drive aisle where a twenty-four (24) foot drive aisle is required in the enclosed parking area.

5. That a variation be and is hereby granted to Section 154.512 (A) of the Lombard Subdivision and Development Ordinance so as to allow the easements along the south property line to be reduced to five (5) feet.

SECTION 5: This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed on first reading this _____ day of _____, 1998.

First reading waived by action of the Board of Trustees this 5th day of February.

Passed on second reading this 5th day of February, 1998.

Ayes: Trustees Borgatell, Tross, Schaffer, Jaugilas, Gatz and Kufrin

Nayes: None

Ordinance No. 4411

Re: PC 97-34

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Absent: None

Approved this 5th, day of February, 1998.


William J. Mueller, Village President

ATTEST:


Lorraine G. Gerhardt, Village Clerk

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