

FRED BUCHOLZ

DUPAGE COUNTY RECORDER

AUG. 04, 2016

11:13 AM

OTHER \$32.00 06-20-405-013

ORDINANCE 7243

006 PAGES R2016-080955

**GRANTING A CONDITIONAL USE FOR A PLANNED
DEVELOPMENT PURSUANT TO TITLE 15, CHAPTER 155,
SECTION 155.409(C), A CONDITIONAL USE TO ALLOW FOR
MORE THAN ONE BUILDING ON A LOT OF RECORD FROM
SECTION 155.208(C) AND A DEVIATION FOR A REAR YARD
SETBACK FROM SECTION 155.409(F)(3)(d) OF THE
LOMBARD ZONING ORDINANCE**

PIN(s): 06-20-405-013; (the "Subject Property")

**ADDRESS: 550 E. 22nd Street (Yorktown Village Townhomes),
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 7243

GRANTING A CONDITIONAL USE FOR A PLANNED DEVELOPMENT PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.409(C), A CONDITIONAL USE TO ALLOW FOR MORE THAN ONE BUILDING ON A LOT OF RECORD FROM SECTION 155.208(C) AND A DEVIATION FOR A REAR YARD SETBACK FROM SECTION 155.409(F)(3)(d) OF THE LOMBARD ZONING ORDINANCE

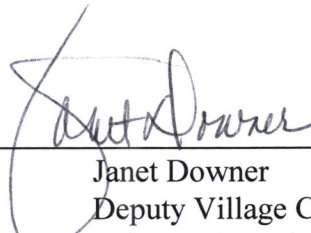
PIN(s): 06-20-405-013; (the "Subject Property")

ADDRESS: 550 E. 22nd Street (Yorktown Village Townhomes), Lombard, IL 60148

of the said Village as it appears from the official records
of said Village duly approved this 21st
day of July, 2016.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, DuPage County, Illinois this 3rd day of August, 2016.





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

**ORDINANCE 7243
PAMPHLET**

PC 16-10: 550 E. 22nd STREET



**PUBLISHED IN PAMPHLET FORM THIS 22nd DAY OF JULY, 2016, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.**

Sharon Kuderna

**Sharon Kuderna
Village Clerk**

ORDINANCE NO. 7243

AN ORDINANCE GRANTING A CONDITIONAL USE FOR A PLANNED DEVELOPMENT PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.409(C), A CONDITIONAL USE TO ALLOW FOR MORE THAN ONE BUILDING ON A LOT OF RECORD FROM SECTION 155.208(C) AND A DEVIATION FOR A REAR YARD SETBACK FROM SECTION 155.409(F)(3)(d) OF THE LOMBARD ZONING ORDINANCE

PC 16-10; 550 E. 22nd Street (Yorktown Village Townhomes)

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 defined below is zoned R4 Limited General Residence District; and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Section 155.409 (C) of the Lombard Zoning Ordinance for a planned development, a conditional use pursuant to Section 155.208(C) to allow more than one building on a lot of record and a deviation from Section 155.409(F)(3)(d) to reduce the rear yard setback to nine feet (9') where thirty feet (30') is required to allow for a new townhome subdivision;

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on June 20, 2016 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the conditional uses, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions 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 conditional use pursuant to Section 155.409(C) for a planned development is hereby granted for the Subject Property legally described in Section 4 and subject to the conditions set forth in Section 5.

SECTION 2: That a conditional use from Section 155.208(C) to allow for more than one building on a lot of record is hereby granted for the Subject Property legally described in Section 4 and subject to the conditions set forth in Section 5.

SECTION 3: That a deviation granted from Section 155.409(F)(3)(d) for a rear yard setback of nine (9) feet where thirty (30) feet is required is hereby granted for the Subject Property legally described in Section 4 and subject to the conditions set forth in Section 5.

SECTION 4: That this Ordinance is limited and restricted to the property located at 550 E. 22nd Street, Lombard, Illinois and legally described as follows:

LOT 2 IN FAIRFIELD PLAZA SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 18, 1986 AS DOCUMENT NUMBER R86-95639, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-20-405-013; (the "Subject Property").

SECTION 5: 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 request.
2. As part of the final engineering review, the petitioner shall submit to the Village for review and approval a plan showing the access configuration with the creation of a left-in only turn lane to be located at the western access drive into the development and that the petitioner shall be obligated to construct the improvements accordingly.
3. The petitioner shall satisfactorily address all other development comments identified within the Inter-department Review Report as part of any future permits as part of the project.
4. The petitioner shall apply for and receive final engineering approval from the Village. Upon such approval, the petitioner shall submit a final plat for Village Board approval and recording.
5. The petitioner shall provide for a continuous sidewalk from Fairfield Court to 22nd Street.

SECTION 6: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Ordinance No. 7243

PC 16-10

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Passed on first reading this ____ day of _____, 2016.

First reading waived by action of the Board of Trustees this 21st day of July, 2016.


Passed on second reading this 21st day of July, 2016.

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

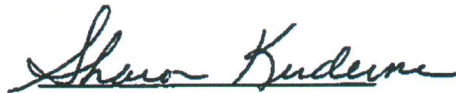
Nays: None

Absent: Trustee Pike

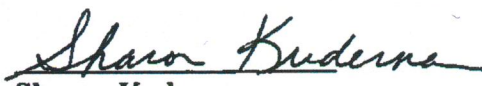
Approved this 21st day of July, 2016.


Keith T. Giagnorio
Village President

ATTEST:


Sharon Kuderna
Village Clerk

Published by me in pamphlet form on this 22nd day of July, 2016.


Sharon Kuderna
Village Clerk