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ORDINANCE NO. 5194

**AN ORDINANCE GRANTING
CONDITIONAL USES FOR A PLANNED DEVELOPMENT
AND FOR A PARK DISTRICT MAINTENANCE FACILITY IN A C/R
CONSERVATION RECREATION DISTRICT**

(PC 02-29; 800 South Finley Road (Sunset Knoll Park))

(See also Ordinance _____)

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, an application has heretofore been filed requesting approval of a conditional use for a park district maintenance facility in a C/R Conservation Recreation District; and,

WHEREAS, said application also requests approval of a conditional use for a planned development in a C/R Conservation Recreation District; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on August 19, 2002 pursuant to appropriate and legal notice; and,

WHEREAS, the Zoning Board of Appeals has forwarded its findings to the Board of Trustees without a recommendation of the conditional uses described herein; and,

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

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 ordinance is limited and restricted to the property generally located at 800 South Finley Road, Lombard, Illinois, and legally described as follows:

LOT 1 OF THE LOMBARD PARK DISTRICT PLAT OF CONSOLIDATION OF PART OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 11 EAST AND SECTION 13, TOWNSHIP 39 NORTH, RANGE 10 EAST, ALL IN DU PAGE COUNTY, ILLINOIS.

SECTION 2: That the conditional uses for a planned development and for a park district maintenance facility are hereby granted for the Subject Property, subject to compliance with the following conditions:

1. That the site be developed in substantial compliance with the plans submitted as part of this petition, and to include revisions as recommended as part of the IRDC comments.
2. That the petitioner shall apply for and receive approval from the Illinois Department of Transportation for the proposed stormwater facilities, driveway access and any associated improvement proposed within the Illinois Route 53 right-of-way.
3. That with the proposed building permit application, the petitioner shall provide the Village with the following additional items:
 - a. A lighting and photometric plan meeting Village Code requirements; and
 - b. A final landscape plan which includes at a minimum the following improvements, subject to final review by the Director of Community Development:
 - i. That a transitional landscape yard be provided along the west property line from the south property line to the southern right of way of Parkview Boulevard;
 - ii. That a transitional landscape yard be provided along the south property line from the west property line to a line perpendicular to the eastern right of way line of the vacated Shady Lane; and
 - iii. Parking lot and foundation landscaping per Village Code.
4. That the proposed development meets all Codes of the Village of Lombard.
5. That upon the written request of the Village of Lombard, the Lombard Park District shall dedicate a thirty foot strip of land paralleling the south property line for public right-of-way purposes.

Ordinance No. 5194

Re: PC 02-29

Page 3

SECTION 3: 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 _____, 2002.

First reading waived by action of the Board of Trustees this 5th day of September, 2002.

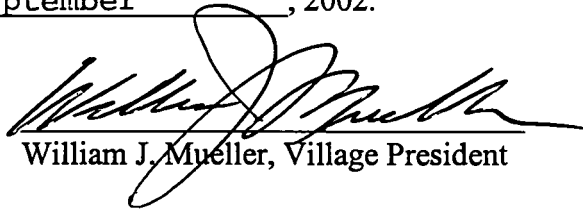
Passed on second reading this 5th day of September, 2002.

Ayes: Trustees DeStephano, Tross, Koenig, Sebby, Florey, Soderstrom

Nayes: None

Absent: None

Approved this 9th day of September, 2002.


William J. Mueller, Village President

ATTEST:


Suzan L. Kramer, Village Clerk