



**FRED BUCHOLZ**

DUPAGE COUNTY RECORDER

MAY 16, 2017

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OTHER

\$33.00 06-09-309-053

**007 PAGES R2017-047171**

**ORDINANCE 7357**

**GRANTING CONDITIONAL USE APPROVAL  
FOR A PLANNED DEVELOPMENT WITH COMPANION  
VARIATIONS AND DEVIATIONS FROM THE  
LOMBARD ZONING ORDINANCE; AND  
GRANTING SITE PLAN APPROVAL AUTHORITY  
TO THE LOMBARD PLAN COMMISSION**

**PIN(s): 06-09-309-054 and 06-09-309-053**

**ADDRESS: 1005 and 1027 E. Division Street, 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 7357

GRANTING CONDITIONAL USE APPROVAL FOR A PLANNED  
DEVELOPMENT WITH COMPANION VARIATIONS AND DEVIATIONS  
FROM THE LOMBARD ZONING ORDINANCE; AND  
GRANTING SITE PLAN APPROVAL AUTHORITY TO  
THE LOMBARD PLAN COMMISSION

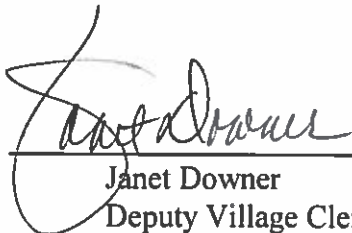
PIN(s): 06-09-309-054 and 06-09-309-053

ADDRESS: 1005 and 1027 E. Division Street, Lombard, IL 60148

of the said Village as it appears from the official records  
of said Village duly approved this 20th  
day of April, 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 11th  
day of May, 2017.



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

**ORDINANCE 7357  
PAMPHLET**

**PC 17-08: 1005 AND 1027 E. DIVISION ST.  
CONDITIONAL USE, VARIATIONS AND DEVIATIONS,  
AND GRANTING SITE PLAN APPROVAL**



**PUBLISHED IN PAMPHLET FORM THIS 21<sup>ST</sup> DAY OF APRIL, 2017, BY ORDER  
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE  
COUNTY, ILLINOIS.**

  
**Sharon Kuderna  
Village Clerk**

**ORDINANCE NO. 7357**

**AN ORDINANCE GRANTING CONDITIONAL USE APPROVAL FOR A  
PLANNED DEVELOPMENT WITH COMPANION VARIATIONS AND  
DEVIATIONS FROM THE LOMBARD ZONING ORDINANCE; AND GRANTING  
SITE PLAN APPROVAL AUTHORITY TO THE LOMBARD PLAN  
COMMISSION**

**(PC 17-08: 1005 and 1027 E. Division Street)**

**(See also Ordinance No. 7356)**

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 planned development with companion variations and deviations from the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code), and granting of site plan approval authority to the Lombard Plan Commission, as set forth in Section 1 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on March 27, 2017, 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 for a planned development with companion variations and deviations described herein; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the request to grant site plan approval authority to the Lombard Plan Commission; 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 a conditional use for a planned development with the following companion variations and deviations from the Lombard Zoning Ordinance, and site plan approval authority, as set forth below are hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3:

1. Approve a conditional use for a new planned development with the following companion variations and deviations, reflective of existing buildings and structures already located on the premises:

- a. A deviation from Section 155.409(I) and Section 155.508(C)(6)(b) to reduce the transitional interior side yard building setback for an existing building from fifty feet (50') to fourteen feet (14');
  - b. A variation from Section 155.409(J), Section 155.508(C)(6)(b), and Section 155.707(A) to reduce the depth of the transitional landscape yard;
  - c. A variation from Section 155.707(B) to allow transitional landscape yard improvements;
  - d. A variation from Section 155.706(C)(1) to reduce the required perimeter parking lot landscaping for the south side of an existing parking lot, as depicted on the submitted site and landscape plan;
  - e. A deviation from Section 155.602(A)(3)(e) to allow off-street parking areas open to the sky to be located in a required front yard;
  - f. A deviation from Section 155.602(C), Table 6.2, to reduce the parking ratio for one-bedroom apartment units from one and a half parking spaces per unit to one parking space per unit; and
2. Grant site plan approval authority to the Lombard Plan Commission pursuant to Section 155.511 (site plan approval) of the Lombard Zoning Ordinance.

SECTION 2: That this ordinance is limited and restricted to the subject property generally located at 1005 and 1027 E. Division Street, Lombard, Illinois, and legally described as follows:

LOT 2 IN THE WEST SUBURBAN ASSOCIATION FOR RETARDED CHILDREN INC. RESUBDIVISION OF LOT 1 IN WEST SUBURBAN ASSOCIATION FOR RETARDED CHILDREN INC. ASSESSMENT PLAT IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1980 AS DOCUMENT NO. R80-19267, IN DUPAGE COUNTY, ILLINOIS.

LOT 3 IN CASA BELLA RESUBDIVISION IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 7, 2000 AS DOCUMENT NO. R2000-018834, IN DUPAGE COUNTY, ILLINOIS.

1005 E. Division Street: 06-09-309-054

1027 E. Division Street: 06-09-309-053

**SECTION 3:** This Ordinance is approved subject to compliance with the following conditions:

1. That the approvals for conditional use for a planned development with deviations and variations, and granting of site plan approval authority to the Plan Commission, are valid only for the subject property at 1005 and 1027 E. Division Street;
2. That the petitioner shall develop the site in accordance with the following plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code:
  - a. Site plan, prepared by Weese Langley Weese Architects, Ltd., dated January 30, 2017 and February 20, 2017; and
  - b. Landscape plan, prepared by Weese Langley Weese Architects, Ltd., dated February 14, 2017.
3. That the deviation to reduce the parking ratio to 1.0 space per apartment unit shall be granted on the condition that the petitioner installs an additional seven parking spaces on the site in the event the Village determines they are necessary;
4. That the petitioner shall submit a lighting plan during permit review;
5. That the petitioner shall submit a plat of consolidation for the two parcels;
6. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
7. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval for a conditional use for a planned development with deviations and variations and granting of site plan approval authority to the Plan Commission shall become null and void unless a time extension has been granted by the Village Board.

**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 6<sup>th</sup> day of April, 2017.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of April, 2017.

Passed on second reading this 20<sup>th</sup> day of April, 2017.

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

Nays: None

Absent: None

Ordinance No. 7357

Re: PC 17-08

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Approved this 20<sup>th</sup> day of April, 2017.

  
Keith T. Giagnorio  
Village President

ATTEST:

  
Sharon Kuderna  
Village Clerk

Published by me in pamphlet form on this 21<sup>st</sup> day of April, 2017

  
Sharon Kuderna  
Village Clerk