

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) X *Waiver of First Requested*
 X Recommendations of Boards, Commissions & Committees (Green)
Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES
FROM: William T. Lichter, Village Manager
DATE: January 25, 2006 (BOT) Date: February 2, 2006
TITLE: PC 06-02: 1400-1412 South Fairfield Avenue and 1500-1520 South Fairfield Avenue

SUBMITTED BY: Department of Community Development *Duis*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition.

The Village of Lombard is initiating a petition to consider the following zoning actions for Hidden Valley Condominiums:

- 1. Approve a map amendment to rezone the property; from the R1 Single-Family Residence District to the R4 Limited General Residence District;
 - 2. Approve a conditional use for a planned development; and
 - 3. Approve a conditional use to allow for more than one principal structure on a lot of record.
- (DISTRICT #6)

The Plan Commission recommended approval of this request with amended conditions.

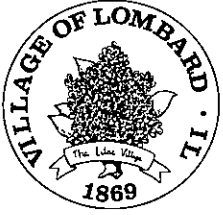
Staff is requesting a waiver of first reading

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X *W. T. Lichter* _____ Date *1/24/06*

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP, Director of Community Development *DH*

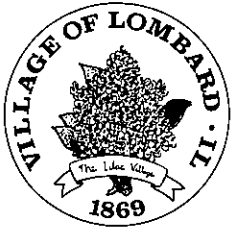
DATE: February 2, 2006

SUBJECT: **PC 06-02: Hidden Valley Condominiums (1400-1412 South Fairfield Avenue and 1500-1520 South Fairfield Avenue)**

Attached please find the following items for Village Board consideration as part of the February 2, 2006 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 06-02;
3. An Ordinance granting approval of a map amendment rezoning the property to the R4 Limited General Residence District; and
4. An Ordinance granting approval of conditional uses for a planned development and for more than one principal building on a lot of record.

As this petition is intended to reflect the built environment and is not associated with any pending development activity, staff recommends a waiver of the first reading of the aforementioned ordinances.



VILLAGE OF LOMBARD

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Village President
William J. Mueller

February 2, 2006

Village Clerk
Brigitte O'Brien

Mr. William J. Mueller,
Village President, and
Board of Trustees
Village of Lombard

Trustees
Greg Alan Gron, Dist. 1
Richard J. Tross, Dist. 2
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Kenneth M. Florey, Dist. 5
Rick Soderstrom, Dist. 6

**Subject: PC 06-02; Hidden Valley Condominiums (1400-1412 South
Fairfield Avenue and 1500-1520 South Fairfield Avenue)**

Village Manager
William T. Lichter

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on January 23, 2006. The Village of Lombard is initiating a petition to consider the following zoning actions for Hidden Valley Condominiums:

1. Approve a map amendment to rezone the property from the R1 Single-Family Residence District to the R4 Limited General Residence District;
2. Approve a conditional use for a planned development; and
3. Approve a conditional use to allow for more than one principal structure on a lot of record.

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business to create a distinctive sense of spirit and an outstanding quality of life."

"The *Mission* of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

William Heniff, Senior Planner, presented the staff report. The subject property is currently improved with two 33-unit condominium buildings and three parking garages. The condominium development has existed on the subject property since the 1970s. In 2003, the Hidden Valley Condominium Association submitted a petition to the Village for annexation and zoning. This request was made in conjunction with the request by Insignia Homes' petition for annexation and zoning associated with the Fairfield Place development. However, as all owners of record did not sign off on the annexation petition, this petition was withdrawn.

In 2004, the Village annexed the property through a court-controlled annexation. Properties annexed into the Village are automatically designated to be within the R1 until such time that a rezoning petition is approved by the Village Board. In the interim, all development on the subject property would be considered legal non-conforming structures and uses.

Upon a request by Counsel for a condominium owner, the Village is now bringing the zoning actions originally considered as part of the 2003 petition forward for Plan Commission and Village Board consideration. These actions were supported by staff and reflect the objectives of the Comprehensive Plan and the representations made by the Village to the Association.

He noted that there were no comments regarding the petition from the Inter-departmental Review Committee.

He then stated that the Comprehensive Plan map depicts the subject property as Medium Density Residential, which correlates to a density of about 11 to 20 units per acre. The existing condominiums were developed as 66 units on 4.60 gross acres of land, which correlates to 14.35 units per acre. Therefore, the density is consistent with the Comprehensive Plan.

He then discussed the zoning actions. When the property was annexed into the Village, it was automatically zoned as R1 Single Family Residence District, Lombard's least-intensive zoning district. The map amendment request to the R4 General Residence District is intended to reflect the built environment. More importantly for the condominium owners, the rezoning will allow them to sell their units as conforming structures. Should the units become substantially damaged or destroyed, the rezoning would allow them to rebuild without requiring a rezoning petition. Staff believes this is an appropriate zoning designation for this property as the designation is consistent with the Comprehensive Plan designation and is consistent with the R4 zoning designation of the Fairfield Place development.

Included with the petition is a planned development request. As the subject property will be invariably tied to the Fairfield Place development, staff feels it is important to treat the properties in a similar fashion. Establishing a planned development for the subject property will also allow both the Village and the association a way to address many of the built development features (e.g., building orientation and driveway location). Planned development approval can allow for site plan review of future development activity as well. The existing condominium development consists of two principal buildings and three detached garages. As with the other zoning requests, the conditional use is included with the petition to recognize the existing condominium development.

He noted that no improvements are proposed as part of this petition. Village water services are now provided via a connection to the Village water system. Sanitary sewer service will remain unaffected by the annexation and will continue to be provided by the Highland Hills Sanitary District.

In closing, he also noted that if the Plan Commission deems it appropriate that their motion of approval should include a recommendation that the Plan Commission be given site plan approval authority.

February 2, 2006

PC 06-02

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Chairperson Ryan then opened the meeting for public comment. Lidia Kawa, 1400 S. Fairfield, Unit No. 66-C stated that she had concerns about the petition. Referencing the public notice, she noted that the notice mentioned "future development". She expressed concerns that the zoning actions would lead to the Village using eminent domain to acquire and/or redevelop the property.

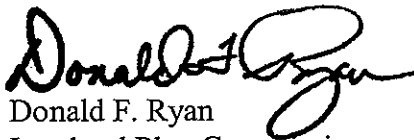
In response, William Heniff, stated that this petition is being brought forward solely to give the existing property owners zoning so that if in the event that their respective units were damaged or destroyed, they could be rebuilt. Without this action, the properties could be negatively affected from a sales standpoint. The Village does not have any plans to acquire the subject property. He also noted that staff has worked closely with the residents to facilitate water connections that will enhance their property.

Chairperson Ryan then opened the meeting for comments among the Commissioners. Commissioner Flint stated that the annexation provides benefits to the property owners though additional Village Police service as well as Village water. Mr. Heniff stated that since the annexation in 2004, the Village has provided these services – the zoning actions are intended to fulfill the Village's commitment to the association.

After due consideration of the petition and the testimony presented, the Plan Commission found that the petition does comply with the standards required by the Lombard Zoning Ordinance, and that granting the planned development would be within the public interest; and, the Plan Commission adopt the findings included within the Inter-Departmental Group Report as the findings of the Lombard Plan Commission, and recommend to the Corporate Authorities **approval** of PC 06-02. Furthermore, the Plan Commission also recommends that the Village Board grant Site Plan Approval authority to the Plan Commission.

Respectfully,

VILLAGE OF LOMBARD



Donald F. Ryan
Lombard Plan Commission

c. Lombard Plan Commission

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission HEARING DATE: January 23, 2006
FROM: Department of PREPARED BY: William J. Heniff, AICP
 Community Development Senior Planner

TITLE

PC 06-02; 1400-1412 South Fairfield Avenue and 1500-1520 South Fairfield Avenue (Hidden Valley Condominiums): The Village of Lombard is initiating a petition to consider the following zoning actions for Hidden Valley Condominiums:

1. Approve a map amendment to rezone the property from the R1 Single-Family Residence District to the R4 Limited General Residence District;
2. Approve a conditional use for a planned development; and
3. Approve a conditional use to allow for more than one principal structure on a lot of record.

GENERAL INFORMATION

Petitioner: Village of Lombard
Property Owners: Hidden Valley Condominium Owners

PROPERTY INFORMATION

Existing Land Use: Two 33-unit condominium buildings & 3 garages
Size of Property: 4.60 acres
Comprehensive Plan: Recommends Medium Density Residential (11 to 20 dwelling units per acre)
Existing Zoning: R1 Single Family Residence District
Surrounding Zoning and Land Use:
North: R4 PD Limited General Residence District; under development as the Fairfield Place Townhomes.

- South: C/R Conservation Recreation District; developed as Highland Hills School (SASED and DuPage Regional Office of Education).
- East: R4 PD Limited General Residence District; under development as the Fairfield Place Townhomes; and DuPage County Zoning R-3 Single-Family Residence District; developed as single-family residences (York Center Co-op).
- West: DuPage County Zoning R-3 Single-Family Residence District; developed as single-family residences.

ANALYSIS

BACKGROUND AND DESCRIPTION

The subject property is currently improved with two 33-unit condominium buildings and three parking garages. While the property is bordered by less intensive uses on both the east and west sides, the condominium development has existed on the subject property since the 1970s. In 2003, the Hidden Valley Condominium Association submitted a petition to the Village for annexation and zoning (PC 03-22). This request was made in conjunction with the request by Insignia Homes' petition for annexation and zoning associated with the Fairfield Place development. However, as all owners of record did not sign off on the annexation petition, this petition was withdrawn.

In 2004, the Village annexed the property through a court-controlled annexation. Properties annexed into the Village are automatically designated to be within the R1 until such time that a rezoning petition is approved by the Village Board. In the interim, all development on the subject property would be considered legal non-conforming structures and uses. Upon a request by Counsel for a condominium owner, the Village is now bringing the zoning actions originally considered as part of the 2003 petition forward for Plan Commission and Village Board consideration. These actions were supported by staff and reflect the objectives of the Comprehensive Plan and the representations made by the Village to the Association.

The actions included as part of this petition include a map amendment to rezone the property to the R-4 Limited General Residence District, conditional use for a planned development and a conditional use to allow for more than principal building on a lot of record. No development activity is proposed for the subject property.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

Private Engineering Services Division

From an engineering or construction perspective, the Private Engineering Services Division has no comments on the petition.

Public Works

The Engineering Division of the Public Works Department does not have any comments regarding the petition.

FIRE AND BUILDING

The Bureau of Inspectional Services has no comments on the petition.

PLANNING

Conformance with the Comprehensive Plan

The Comprehensive Plan anticipates that the subject property will become a part of the Village of Lombard. The Comprehensive Plan map depicts the subject property as Medium Density Residential, which correlates to a density of about 11 to 20 units per acre. The existing condominiums were developed as 66 units on 4.60 gross acres of land, which correlates to 14.35 units per acre. Therefore, the density is consistent with the recommendation of the Comprehensive Plan.

Conformance with the Zoning Ordinance

The rezoning of the property from the R1 Single-Family Residence District to the R4 Limited General Residence District, conditional use approval for a planned development; and approval of a conditional use to allow for more than one principal structure on a lot of record are all intended to reflect built conditions.

Rezoning to the R4 General Residence District

When the property was annexed into the Village, it was automatically zoned as R1 Single Family Residence District, Lombard's least-intensive zoning district. The map amendment request to the R4 General Residence District is intended to reflect the built environment. More importantly for the condominium owners, the rezoning will allow them to sell their units as conforming structures. Should the units become substantially damaged or destroyed, the rezoning would allow them to rebuild without requiring a rezoning petition. Staff believes this is an appropriate zoning designation for this property as the designation is consistent with the Comprehensive Plan designation and is consistent with the R4 zoning designation of the Fairfield Place development.

Conditional Use Approval for a Planned Development

Included with the petition is a planned development request. As the subject property will be invariably tied to the Fairfield Place development, staff feels it is important to treat the properties in a similar fashion. Establishing a planned development for the subject property will also allow both the Village and the association a way to address many of the built development features

(e.g., building orientation and driveway location). Planned development approval will allow for site plan review of future development activity as well.

For reference purposes, the site has the following characteristics:

	R-4 District Regulations	As Constructed
Area Requirements	15.5 d.u./acre	14.35 d.u./acre
Front Yard Setback (Fairfield)	30 feet	52' to garages, 131' to building
Front Yard Setback (Grace)	30 feet	65' to garages, 145' to building
Interior Side Yards (to north & south side perimeter)	15 feet	30 feet
Building Separation	30 foot minimum	88 feet between principal buildings
Parking	1.5/unit = 99 spaces	132 spaces
Number of Buildings	1 permitted; more than 1 by conditional use	2 principal buildings, 3 garages

Conditional Use Approval for a More than One Building on a Lot of Record

The existing condominium development consists of two principal buildings and three detached garages. As with the other zoning requests, the conditional use is included with the petition to recognize the existing condominium development.

Compatibility with the Subdivision and Development Ordinance

No improvements are proposed as part of this petition. Village water services are now provided via a connection to the Village water system. Sanitary sewer service will remain unaffected by the annexation and will continue to be provided by the Highland Hills Sanitary District.

FINDINGS AND RECOMMENDATIONS

Staff finds that the proposed map amendments and planned development meet the requirements of the Subdivision and Development Ordinance and Zoning Ordinance. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

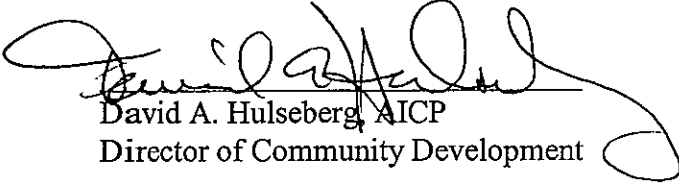
Based on the submitted petition and the testimony presented, the proposed map amendments and planned development meet the requirements of the Lombard Zoning Ordinance and that granting the planned development would be within the public interest, and therefore, I move that the Plan Commission accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission, and recommend to the Corporate Authorities **approval** of PC 06-02.

Lombard Plan Commission

Re: PC 06-02

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Inter-Departmental Review Group Report Approved By:



David A. Hulseberg, AICP
Director of Community Development

c: petitioner

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Location Map

PC 06-02
Hidden Valley Condos



**STANDARDS
FOR MAP AMENDMENTS (REZONINGS)**

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards should be provided for all map amendments (rezonings) of the Lombard Zoning Ordinance.

SECTION 155.103 (E)(8)(a) OF THE LOMBARD ZONING ORDINANCE:

Where a map amendment is proposed, the Plan Commission shall make findings based upon the evidence presented to it in each specific case with respect to, but not limited to, the following matters:

1. Compatibility with existing uses of property within the general area of the property in question;

The property to the northeast of the subject property is currently being developed with townhouse units. The map amendment request is intended to mirror the approved densities approved by the Village for the adjacent property.

2. Compatibility with the zoning classification of property within the general area of the property in question;

The property to the northeast of the subject property currently has R4 zoning. The map amendment request is intended to mirror the rezoning action previously approved by the Village for the adjacent property.

3. The suitability of the property in question to the uses permitted under the existing zoning classification;

Multiple family dwelling units were permitted under the county's R6 designation. However, they are not permitted under the Village's R1 designation.

4. Consistency with the trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification;

The property to the northeast currently under development also has R4 zoning. The zoning is intended to reflect current development on the subject property.

5. The compatibility of the surrounding property with the permitted uses listed in the proposed zoning classification;

The adjacent Fairfield Place development R4 zoning would be consistent with the requested R4 zoning designation.

6. The objectives of the current Comprehensive Plan for the Village of Lombard and the impact of the proposed amendment of the said objectives;

The rezoning is intended to mirror the Comprehensive Plan designation.

7. The suitability of the property in question for permitted uses listed in the proposed zoning classification.

If approved, the condominium development would be consistent with the requested R4 zoning designation.

STANDARDS FOR PLANNED DEVELOPMENTS

The following is an excerpt from the Lombard Zoning Ordinance. A detailed response to all of these standards should be provided for all requests for Planned Developments.

SECTION 155.508 (A) (B) (C) OF THE LOMBARD ZONING ORDINANCE

Except as provided below, no planned development shall be approved unless the Village Plan Commission and the Village Board find that the development meets the standards for conditional uses, and the standards set forth in this Section. Notwithstanding the foregoing, the Village Board may approve a planned development which does not comply with these standards or with the standards for conditional use, if the Board finds that the application of such standards, to the development being considered, would not be in the public interest.

A. General Standards

1. Except as modified by and approved in the final development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.

The existing development would meet this standard.

2. Community sanitary sewage and potable water facilities connected to a central system are provided.

The development will remain connected to the Highland Hills Sanitary District for sanitary sewer service. It has been connected to the Village of Lombard's water system.

3. The dominant use in the proposed planned development is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site.

The existing use is consistent with the Comprehensive Plan.

4. That the proposed planned development is in the public interest and is consistent with the purposes of this Zoning Ordinance.

The planned development would be within the public interest as it would allow the development to remain as-is. Moreover, future changes to the site could be considered by the Village through the site plan approval process.

5. That the streets have been designed to avoid:
 - a. Inconvenient or unsafe access to the planned development;
 - b. Traffic congestion in the streets which adjoin the planned development;
 - c. An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned development.

As the development is already established, no additional traffic impacts above current conditions would be realized.

~~area no more than 10% of the site area or the total floor area of the site.~~

STANDARDS FOR CONDITIONAL USES

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards should be provided for all conditional uses of the Lombard Zoning Ordinance.

SECTION 155.103 (F)(8) OF THE LOMBARD ZONING ORDINANCE:

No conditional use shall be recommended by the Plan Commission unless it finds:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;

The conditional use for multiple structures is intended to reflect the built environment. As the property has been utilized in its manner for 25 years, the development will continue to not have a negative impact on adjacent properties.

2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located;

The use will not be injurious to adjacent properties as the conditional use is intended to reflect the long-established built environment.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

The conditional uses will not affect the development of adjacent properties as evidenced by the development of the Fairfield Place development immediately next door to the subject property.

4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;

The development meets this standard.

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

Access to this property is achieved via Fairfield Avenue. Residents also have the ability to access the property via Grace Street. These roadways adequately accommodate traffic from the development.

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,

The multiple buildings associated with the existing development are consistent with the plan map.

7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.

The development meets this standard.

ORDINANCE NO. _____

**AN ORDINANCE GRANTING CONDITIONAL USES
FOR A PLANNED DEVELOPMENT AND FOR
MULTIPLE STRUCTURES ON A LOT OF RECORD
LOCATED WITHIN THE R4 LIMITED GENERAL RESIDENCE DISTRICT**

(PC 06-02; Hidden Valley Condominiums;
1400-1412 South Fairfield Avenue and 1500-1520 South Fairfield Avenue)

(See also Ordinances _____)

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 is zoned R4 Limited General Residence District; and,

WHEREAS, an application has heretofore been filed by the Village requesting approval of a conditional use for a planned development on the property described in Section 1 below; and,

WHEREAS, said application also is requesting approval of a conditional use to provide for more than one (1) principal structure on one (1) lot of record on the property described in Section 1 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on January 23, 2006 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 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 the Ordinance is limited and restricted to the property generally located at 1400-1412 South Fairfield Avenue and 1500-1520 South Fairfield Avenue, Lombard, Illinois, and legally described as follows:

THAT PART OF LOTS 42-A, 42-B AND 42-C OF YORK TOWNSHIP SUPERVISORS' ASSESSMENT PLAT NO. 1 (ALSO KNOWN AS HIGHLAND ROAD FARMS) OF THE EAST 1/2 OF THE SOUTHWEST 1/4, THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE SOUTH 1332 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 1943 AS DOCUMENT 452575, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 42-A; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 42-A, A DISTANCE OF 33.00 FEET TO THE EAST LINE OF GRACE STREET, HERETOFORE DEDICATED PER DOCUMENT R75-61511, RECORDED NOVEMBER 6, 1975 TO A POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID EAST LINE OF GRACE STREET, BEING A LINE 33.00 FEET EAST OF, AS MEASURED PERPENDICULAR TO, AND PARALLEL WITH THE WEST LINE OF AFOREMENTIONED LOTS 42-A, 42-B AND 42-C A DISTANCE OF 499.30 FEET TO THE SOUTH LINE OF LOT 42-C AFORESAID; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 42-C 603.43 FEET TO THE WEST LINE OF FAIRFIELD AVENUE, HERETOFORE DEDICATED PER DOCUMENT NUMBER R75-61511, RECORDED NOVEMBER 6, 1975; THENCE NORTHERLY ALONG THE WEST LINE OF SAID FAIRFIELD AVENUE BEING A LINE 33.00 FEET WEST OF, AS MEASURED PERPENDICULAR TO, AND PARALLEL WITH THE EAST LINE OF AFOREMENTIONED LOTS 42-A, 42-B AND 42-C 187.50 FEET; THENCE WESTERLY ALONG A LINE PARALLEL WITH AND 187.50 FEET NORTH OF, AS MEASURED PERPENDICULAR TO, THE SOUTH LINE OF SAID 42-C, A DISTANCE OF 348.04 FEET ; THENCE NORTHERLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 94.56 FEET THENCE WESTERLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 88.92 FEET; THENCE NORTHERLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 134.58 FEET; THENCE EASTERLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 55.83 FEET; THENCE NORTHERLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 82.67 FEET TO THE NORTH LINE OF THE AFOREMENTIONED LOT 42-A AT A POINT 255.08 FEET EASTERLY OF, AS MEASURED ALONG SAID NORTH LINE THEREOF, THE NORTHWEST CORNER OF LOT 42-A; THENCE WESTERLY ALONG THE NORTH LINE

Ordinance No. _____
Re: PC 06-02; Cond. Use Planned Dev.
Page 3

222.08 FEET TO A POINT OF BEGINNING IN DUPAGE COUNTY, ILLINOIS.

Parcel Numbers: 06-20-207-001 through 066
(Hereinafter the "Subject Property").

SECTION 2: That a conditional use is hereby granted for the property described in Section 4 below and pursuant to Title 15, Chapter 155, Section 208 of the Village of Lombard Zoning Ordinance so as to allow more than one (1) principal structure on one (1) lot of record.

SECTION 3: That the Village Board hereby grants Site Plan Approval authority to the Lombard Plan Commission for the subject property.

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 ____ day of _____, 2006.

First reading waived by action of the Board of Trustees this ____ day of _____, 2006.

Passed on second reading this ____ day of _____, 2006.

Ayes: _____

Nayes: _____

Absent: _____

Approved this ____ day of _____, 2006.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

ORDINANCE _____

**AN ORDINANCE APPROVING A MAP AMENDMENT (REZONING)
TO THE LOMBARD ZONING ORDINANCE
TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

(PC 06-02; Hidden Valley Condominiums;
1400-1412 South Fairfield Avenue and 1500-1520 South Fairfield Avenue)

(See also Ordinance No.(s)_____)

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 by the Village requesting a map amendment for the purpose of rezoning the property described in Section 2 hereto from R1 Single-Family Residence District to the R4 Limited General Residence District; and,

WHEREAS, a public hearing thereon has been conducted by the Village of Lombard Plan Commission on January 23, 2006, 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 rezoning 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 Title 15, Chapter 155 of the Code of Lombard, Illinois, otherwise known as the Lombard Zoning Ordinance, be and is hereby amended so as to rezone the property described in Section 2 hereof to R4 Limited General Residence District.

SECTION 2: This ordinance is limited and restricted to the property generally located at 1400-1412 South Fairfield Avenue and 1500-1520 South Fairfield Avenue, and legally described as follows:

THAT PART OF LOTS 42-A, 42-B AND 42-C OF YORK TOWNSHIP SUPERVISORS' ASSESSMENT PLAT NO. 1 (ALSO KNOWN AS HIGHLAND ROAD FARMS) OF THE EAST 1/2 OF THE SOUTHWEST 1/4, THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE SOUTH 1332 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 1943 AS DOCUMENT 452575, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 42-A; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 42-A, A DISTANCE OF 33.00 FEET TO THE EAST LINE OF GRACE STREET, HERETOFORE DEDICATED PER DOCUMENT R75-61511, RECORDED NOVEMBER 6, 1975 TO A POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID EAST LINE OF GRACE STREET, BEING A LINE 33.00 FEET EAST OF, AS MEASURED PERPENDICULAR TO, AND PARALLEL WITH THE WEST LINE OF AFOREMENTIONED LOTS 42-A, 42-B AND 42-C A DISTANCE OF 499.30 FEET TO THE SOUTH LINE OF LOT 42-C AFORESAID; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 42-C 603.43 FEET TO THE WEST LINE OF FAIRFIELD AVENUE, HERETOFORE DEDICATED PER DOCUMENT NUMBER R75-61511, RECORDED NOVEMBER 6, 1975; THENCE NORTHERLY ALONG THE WEST LINE OF SAID FAIRFIELD AVENUE BEING A LINE 33.00 FEET WEST OF, AS MEASURED PERPENDICULAR TO, AND PARALLEL WITH THE EAST LINE OF AFOREMENTIONED LOTS 42-A, 42-B AND 42-C 187.50 FEET; THENCE WESTERLY ALONG A LINE PARALLEL WITH AND 187.50 FEET NORTH OF, AS MEASURED PERPENDICULAR TO, THE SOUTH LINE OF SAID 42-C, A DISTANCE OF 348.04 FEET ; THENCE NORTHERLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 94.56 FEET THENCE WESTERLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 88.92 FEET; THENCE NORTHERLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 134.58 FEET; THENCE EASTERLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 55.83 FEET; THENCE NORTHERLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 82.67 FEET TO THE NORTH LINE OF THE AFOREMENTIONED LOT 42-A AT A POINT 255.08 FEET EASTERLY OF, AS MEASURED ALONG SAID NORTH LINE THEREOF, THE NORTHWEST CORNER OF LOT 42-A; THENCE WESTERLY

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ALONG THE NORTH LINE 222.08 FEET TO A POINT OF BEGINNING IN DUPAGE COUNTY, ILLINOIS.

Parcel Numbers: 06-20-207-001 through 066

SECTION 3: That the official zoning map of the Village of Lombard be changed in conformance with the provisions of this Ordinance.

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 ____ day of _____, 2006.

First reading waived by action of the Board of Trustees this ____ day of _____, 2006.

Passed on second reading this ____ day of _____, 2006.

Ayes: _____

Nayes: _____

Absent: _____

Approved this _____, day of _____, 2006.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk