

ORDINANCE 5848-
5857

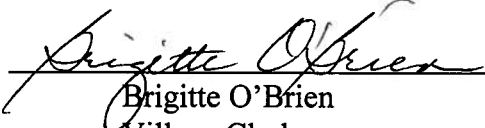
PAMPHLET

ORDINANCES AUTHORIZING A FIRST AMENDMENT TO ORDINANCE 5583
AMENDING ORDINANCE 5586, CONDITIONAL USE
AMENDING ORDINANCE 4403, COMPREHENSIVE PLAN
AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT
ANNEXING CERTAIN TERRITORY TO THE VILLAGE OF LOMBARD
APPROVING A MAP AMENDMENTS (REZONING)
GRANTING A CONDITIONAL USE
APPROVING VARIATIONS

615 AND 617 W. PLEASANT (BUCKINGHAM ORCHARD)
614, 618, 620, 624 & 626 WEST MEADOW AVENUE (LYONHART MANOR)



PUBLISHED IN PAMPHLET FORM THIS 9th DAY OF May, 2006
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,
DUPAGE COUNTY, ILLINOIS.


Brigitte O'Brien
Village Clerk

ORDINANCE NO. 5855

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR A PLANNED
DEVELOPMENT WITH DEVIATIONS IN A R4 LIMITED GENERAL
RESIDENTIAL DISTRICT**

(PC 06-10; 614, 618, 620, 622, 624 & 626 West Meadow Avenue)
(Lyonhart Manor Subdivision)

(See also Ordinance No.(s) 5848-5857)

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 155.408 of the Code of Lombard, Illinois; and,

WHEREAS, concurrent with a request for a map amendment approval on the subject property, an application has heretofore been filed requesting approval of a conditional use for a planned development with deviations in an R4 Limited General Residential District and a conditional use for multiple structures on a lot of record; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on March 20, 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 and variations 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 a conditional use for a planned development and a conditional use to allow for more than one structure on a lot of record with the following

deviations is hereby granted for the Subject property described in Section 2 below, subject to the conditions set forth in Section 3 below:

A. deviation from Section 155.408(F)(3)(d) to reduce the rear yard setback for the townhouse units abutting the proposed stormwater detention outlot and the south property line from thirty feet (30') to fifteen feet (15').

SECTION 2: That this ordinance is limited and restricted to the property generally located at 614, 618, 620, 622, 624 & 626 West Meadow Avenue, Lombard, Illinois and legally described as follows:

The east half of Lot 30, the west half of Lot 30 (except for the south 130 feet and the westerly 25 feet thereof), the east half of Lot 31 (except for the southerly 130 feet thereof), the west half of Lot 31 (except for the southerly 130 feet thereof), the east half of Lot 32 (except for the southerly 143 feet thereof), the west half of Lot 32 (except for the south 145.81 feet thereof), in Milton Township Supervisors Assessment Plat No. 1 (also known as Pleasant Hills West) of part of the east ½ of Section 1, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded August 23, 1943 as document 452574, in DuPage County, Illinois.

Parcel Numbers: 05-01-401-019 through 027 (part of)

SECTION 3: The conditional use set forth in Section 1 above shall be granted subject to compliance with the following conditions:

1. The petitioner shall develop the site in accordance with the submitted plans prepared by Spaceco Inc., dated March 8, 2006 and the landscape plan prepared by Gary R. Weber, dated March 9, 2006 and made part of this request.
2. The petitioners shall enter into an annexation agreement and/or an annexation agreement amendment with the Village for the proposed development.
3. The petitioner shall submit a final engineering and final landscape plan for review and approval for the proposed site improvements for the project. Said plan shall meet all provisions of Village Code, except as varied by this

petition. The landscape plan shall meet the landscape planting requirements as required by the Zoning and Subdivision and Development Ordinances.

4. The petitioner shall also provide the Village with a final plat of subdivision. The final plat shall also depict any utility and/or drainage easements necessary to construct the subdivision per Village policies and code.
5. The petitioner shall submit revised architectural drawings depicting the final proposed design palette of the structures, the design of which shall be subject to the approval of the Director of Community Development.

SECTION 4: The Lombard Plan Commission shall be granted Site Plan Approval authority for the proposed development.

SECTION 5: 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 6th day of April, 2006.

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


Passed on second reading this 4th day of May, 2006.

Ayes: Trustees Gron, Tross, O'Brien, Sebby, Florey and Soderstrom

Nayes: None

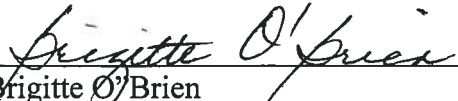
Absent: None

Approved this 4th, day of May, 2006.


William J. Mueller, Village President


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Re: PC 06-10 – Lyonhart Manor Planned Development
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ATTEST:



Brigitte O'Brien
Village Clerk

Published in pamphlet form this 9th day of May, 2006.



Brigitte O'Brien
Village Clerk