ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCES 1174, 1321, 1390, 2977 AND 3183, GRANTING A CONDITIONAL USE FOR A PLANNED DEVELOPMENT IN THE R5 GENERAL RESIDENCE DISTRICT, WITH A VARIATION FROM THE PERIMETER LANDSCAPE REQUIREMENTS SET FORTH IN THE LOMBARD ZONING ORDINANCE

(PC 06-28: 300 W. 22nd Street (Covington/Cove Landing Planned Development))

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 Lombard Village Code; and,

WHEREAS, the subject property is zoned R5 General Residence District – Planned Development; and,

WHEREAS, an application has been filed requesting amendments to the conditional use for a planned development as approved by Ordinance 1174 adopted May 9, 1966; Ordinance 1321, adopted October 16, 1967; Ordinance 1390, adopted May 20, 1968; Ordinance 2977, adopted August 13, 1987; and Ordinance 3183, adopted August 17, 1989; to provide for the approval of the submitted site plans included as part of the petition; and

WHEREAS, the petition also requests approval of a variation from Section 155.602 (A)(3)(d) of the Zoning Ordinance to allow for off-street parking spaces to be located in a required front yard; and

WHEREAS, a public hearing on such application for a planned development amendment with companion zoning relief has been conducted by the Village of Lombard Plan Commission on October 16, 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 planned development amendment and variation described herein; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have reviewed the request and find it would be in the best interest of the Village to grant said approval subject to the terms and conditions established by this Ordinance, and in accordance with the findings and recommendations of the Plan Commission which are incorporated herein by reference.

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: This Ordinance is limited and restricted to the property generally located at 300 West 22nd Street, legally described as follows:

The east 300.0 feet of the south 485.60 feet of the west half of the southeast quarter of Section 19, Township 39 North, Range 11 east of the Third Principal Meridian, in DuPage County, Illinois.

Subject Property Parcel Number: 06-19-400-026 (i.e., the Subject Property)

The planned development is legally described as:
The west half of the southeast quarter (except the north 660 feet thereof and except the north 31 acres of that part thereof lying south of the north 660 feet of said west half of the southwest quarter) of Section 19, Township 39 North, Range 11 east of the Third Principal Meridian, in DuPage County, Illinois.

Planned Development Parcel Numbers: 06-19-404-001 through 141; 06-19-405-001 through 151; 06-19-400-018 through 028

SECTION 2: An amendment to the conditional use for the Covington/Cove Landing Planned Development is hereby granted on the Subject Property, subject to the provisions noted in Section 4 below.

SECTION 3: A variation from Section from Section 155.602 (A)(3)(d) of the Zoning Ordinance to allow for off-street parking spaces to be located in a required front yard is hereby granted on the Subject Property, subject to the provisions noted in Section 4 below.

SECTION 4: The approval of the actions set forth in sections 2 and 3 above shall be subject to the following conditions:

1. The petitioner shall develop the site in accordance with the preliminary Plat/Site Plan, prepared by Southwest Engineering Consultants, Inc., dated August 2, 2006; the Preliminary Engineering Plan, prepared by Southwest Engineering Consultants, Inc., dated August 2, 2006; the Exterior Building Elevations, prepared by Kenar Homes, dated September 27, 2006; and the Preliminary Landscape plan, prepared by Jen Landscape Design, dated September 26, 2006; except as amended by other conditions of approval.

2. The petitioner shall submit to the Village for approval the following plats:

   a. A plat of dedication for the proposed rights-of-way dedication as well as the proposed public sidewalk easement.

   b. A plat of easement dedication for any public utilities and stormwater facilities, per Village Code.

   c. A plat of subdivision making the subject property a lot of record.

3. The petitioner shall apply for and receive approval from the Village and DuPage County for any site improvements prior to commencing construction on the subject property.

4. Modify the final plans to ensure compliance with the west side yard setback provisions are satisfactorily met.

5. The petitioner shall also satisfactorily address the comments set forth within the IDRC report as part of the building permit application.

6. All construction traffic associated with the project shall be limited to Elizabeth Street, south of the north line of the petitioner's property, and 22nd Street.

SECTION 5: That all other provisions of Ordinances 1174, 1321, 1390, 2977 and 3183 not amended by this Ordinance shall remain in full force and effect.

SECTION 6: That 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

Published by me in pamphlet from this _____ day of _____, 2006

_____
Brigitte O'Brien, Village Clerk

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