


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

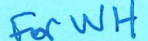
☒ Resolution or Ordinance (Blue) ☐ Waiver of First Requested
☐ Recommendations of Boards, Commissions & Committees (Green)
☐ Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : March 23, 2021 **(BOT) Date:** April 4, 2021

SUBJECT: PC 21-11: Apartment Building, 215 S. Westmore Meyers Road 

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner is requesting the following for a property located within the R4 Limited General Residential District:

1. A variance for a transitional building setback of 15', where 50' is required, on the north side pursuant to Section 155.409(I)(2) of Village Code;
2. A variance for a transitional landscape yard of 15', where 30' is required, on the north side pursuant to Section 155.409(J) of Village Code;
3. A variance for perimeter yard landscaping of 0', where 5' is required on the south side at the parking lot, pursuant to Section 155.709(B) of Village Code; and
4. A variance for density to allow for 15 units, where 14 units are allowed, pursuant to Section 155.409(D)(4) of Village Code.

The Plan Commission recommended approval of this petition by a vote of 4-1. Please place this petition on the April 1, 2021 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Finance Director _____ Date _____
Village Manager _____ Date _____

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



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development *WJH*

MEETING DATE: April 1, 2021

SUBJECT: **PC 21-11, Apartment Building, 215 S. Westmore Meyers Road**

Please find the following items for Village Board consideration as part of the April 1, 2021 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 21-11;
3. Plans associated with petition; and
4. An Ordinance granting approval of the variances.

The Plan Commission recommended approval of this petition by a vote of 4-1. Please place this petition on the April 1, 2021 Board of Trustees agenda.

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Apartment Building – 215 S. Westmore Meyers Road

March 15, 2021

Title

PC 21-11

Petitioner

A&E Luxury Apartments, LLC
Ardi Battiri
5s541 Radcliff Rd
Naperville IL 60563

Property Owner

Same

Property Location

215 S. Westmore Meyers Road
06-09-114-034
Trustee District 5

Zoning

R4

Existing Land Use

Vacant land

Comprehensive Plan

Low-Medium Density
Residential

Approval Sought

Variances

Prepared By

Jennifer Ganser, AICP
Assistant Director



PROJECT DESCRIPTION

The petitioner proposes to build a 15-unit apartment building on a vacant lot.

APPROVAL(S) REQUIRED

The petitioner is requesting the following for a property located within the R4 Limited General Residential District:

1. A variance for a transitional building setback of 15', where 50' is required, on the north side pursuant to Section 155.409(I)(2) of Village Code;
2. A variance for a transitional landscape yard of 15', where 30' is required, on the north side pursuant to Section 155.409(J) of Village Code;
3. A variance for perimeter yard landscaping of 0', where 5' is required on the south side at the parking lot, pursuant to Section 155.709(B) of Village Code; and
4. A variance for density to allow for 15 units, where 14 units are allowed, pursuant to Section 155.409(D)(4) of Village Code.

EXISTING CONDITIONS

The subject property is vacant land.

PROJECT STATS

Lot & Bulk

Parcel Size: 0.93 acres

Submittals

1. Petition for Public Hearing;
2. Response to Standards;
3. Plat of Survey, prepared by Gentile and Associates, Inc., dated October 26, 2020;
4. Plans, prepared by Engineering Resource Associates, dated January 4, 2021;
5. Site Plan, Floor Plan, and Elevations, prepared by Agama Designs, dated November 9, 2020;
6. Colored renderings; and
7. Letter of support signed by neighbors, dated February 8, 2021.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has the following comments:

1. The building is required to have a fire sprinkler system based on local ordinance as well as its distance to the property line on the south side (single-family home).
2. Based on the distance to the south property line, the exterior wall would not be allowed to have more than 25% of the wall be unprotected openings (windows and doors).
3. Additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has the following comments:

1. The proposed hydrant location on plans was discussed with Public Works with the allowance of a greater distance than 75' for is new requested location.
2. Fire alarm and sprinkler plans will be required for review through the permit process.
3. Additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has the following comments:

1. Use Village of Lombard standard specifications and general notes in the plan set.
2. Denote all roadway patches to be rectangular.
3. Show the existing streetlight and sidewalk bump-out on all plans.
4. Place the proposed fire hydrant 3-ft behind the back-of-curb of Westmore-Meyers Road, and bump the sidewalk into private property as necessary for a 5-ft walkway width and 1-ft horizontal clearance from the hydrant. (It is assumed that the FDC will be placed at the southwest corner of the building, and this distance being greater than the typical 75-ft from the hydrant is being allowed by the Fire Marshal.)
5. Provide an easement to the Village for any public sidewalk to be located on private property.
6. Three trees are required along the public right-of-way per §154.306. They may be located on the private property and planted by the owner. However, they may not be of species listed in §99.06, which includes spruce. The landscaping plan currently shows two spruce trees located over the dry well, where trees are unlikely to thrive. Also, although the trees may not grow to encroach within the actual 20-ft sight triangle of the driveway, species with dense foliage would undesirably reduce visibility for egress.

Public Works comments continued:

7. A submersible pump specification is included but its location has not been depicted. Assuming that it is intended to dewater the dry well, an inspection and maintenance schedule shall be included in the plan set to ensure that pump failures are detected and repaired in a timely manner. Also, show at least two independent and flood-resistant sources of electrical power per §15-73D of the DuPage Countywide Ordinance.

8. Additional comments may be forthcoming during permit review.

Private Engineering Services:

The Private Engineering Services Division has the following comments:

1. Connect downspouts/roof drains and sump pump to the BMP where possible.
2. Use Village of Lombard details whenever applicable.
3. The sidewalk through the driveway is different from the current detail. The sidewalk will be required to be poured separately from the driveway.
4. Geotech report will be required to determine the depth for the BMP.
5. Pressure connection valve vault is required to be a 5' Dia.
6. Maintenance plan for the BMP will be required.
7. Place a sanitary cleanout 1' off the property line.
8. Ensure that the tideflex backflow prevention device will fit in the proposed structure, and indicate which structure it will be installed in.
9. Provide storm sewer calculations/HGL to verify that the 10-yr 24-hour capacity will not surcharge the system.
10. Over 5,000 square feet of new impervious will require detention per Village ordinance.
11. Further comments may be provided upon receipt of final engineering and a complete building permit application.

Planning Services Division:

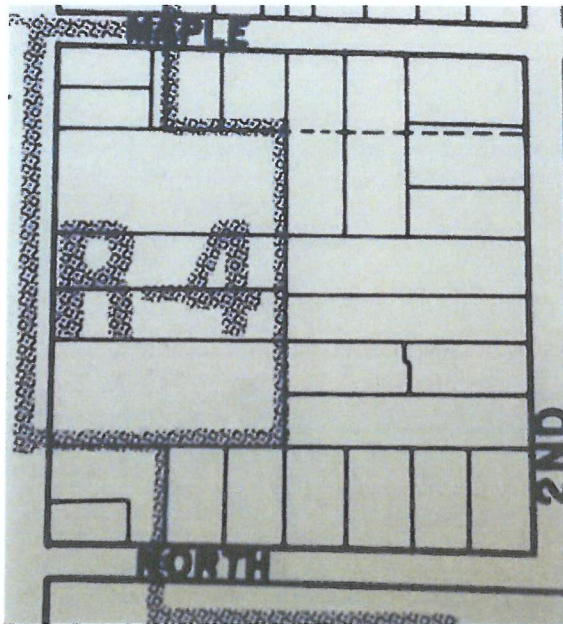
Surrounding Zoning & Land Use Compatibility

| | Zoning Districts | Land Use |
|-------|------------------|--|
| North | R3 and R2 | Attached single-family and single-family homes |
| South | R4 | Single-family home |
| East | R2 | Single-family home |
| West | R2 | Single-family home |

The property is zoned R4. Apartment buildings are permitted by right. Westmore-Meyers Road is a minor arterial roadway. An apartment building would be compatible with the surrounding neighborhood. The neighborhood is a mix of single-family, attached single-family, and multi-family.

The property has zoned R4 since at least 1978, per a 1978 Zoning Map. The property to east and west were zoned as single-family R2 in 1978. The properties to the south were zoned R4 in 1978 with the corner property at North Broadway being zoned commercial B2 in 1978. Per the maps, 1015 E Maple Street was zoned R2 in 1978 and is currently zoned R3.

1978 Zoning Map



2021 Zoning Map



Comprehensive Plan Compatibility

The 2014 Comprehensive Plan designates this property as low-medium density residential. Multi-family is consistent with this designation. The Comprehensive Plan is the Village's official policy guide for future growth and development. The 1998 Comprehensive did show this block as low density residential, even though the property was zoned R4. The below picture from the 2014 Westmore Meyers Plan shows the comprehensive plan designation was changed to low-medium density residential. "The Comprehensive Plan recommendation for this area is to designate the highlighted properties as Low-Medium Density Residential to better reflect the existing land uses and surrounding development patterns." The property at 215 S. Westmore Meyers Road is not specially mentioned in the Comprehensive Plan or the Westmore Meyers Plan.



Zoning Compliance

The property is currently vacant and proposed at a 15-unit apartment building. Parking exceeds Code and would be both at surface level and underground. Open space is shown at 53.16%, exceeding Code. The building would take access from Westmore Meyers Road.

The property is requesting the following variances:

1. A variance for a transitional building setback of 15', where 50' is required, on the north side pursuant to Section 155.409(I)(2) of Village Code;
The building is shown at 19.61 feet with the stairs at 15 feet, from the north property line. As the property abuts property that is zoned R2, and zoned R3 but used as single-family, the transitional building setback shall be in place. The building would meet Code on the east side.

2. A variance for a transitional landscape yard of 15', where 30' is required, on the north side pursuant to Section 155.409(J) of Village Code;

Likewise, a transitional landscape yard is required on the north and east side. A variance is requested to reduce the transitional landscape yard on the north side to 15'. The transitional landscape yard would meet Code on the east side. For both this variance, and the transitional building setback, the property owner noted this was the best location for the building on the site and provided for the most aesthetic building. The 15' on the north side will consist of landscaping.

Per Code, a transitional landscape yard shall consist of:

"(a) Shade trees shall be required in conformance with section 155.705(C)(4), above, with one tree every 25 feet along the entire length of the landscape yard. Shade trees may be clustered subject to the approval of the Director of Community Development.

(b) Shrub masses, at least two rows deep and with shrubs alternately spaced, shall be provided along 75 percent of the length of the landscape yard. Shrubs shall be installed at a height of three feet and shall reach a mature height of not less than six feet. Shrub masses may be curvilinear in shape.

(c) Areas not planted with trees or shrubs shall be maintained as lawn."

3. A variance for perimeter yard landscaping of 0', where 5' is required on the south side at the parking lot, pursuant to Section 155.709(B) of Village Code

This is only for a portion of the south property line, where the parking lot comes in. A turnaround area needed in case all the parking spaces are occupied. Therefore, the parking lot extends to the south and a variance is needed. Landscaping will otherwise be provided for on the south property line.

Per Code, a perimeter yard shall consist of:

"(1) Shade trees. Shade trees, conforming to the provisions of subsection 155.705(C)(4), above, shall be provided along the abutting property line. The number of trees required shall be equivalent to one tree for every 75 feet of lot line length. Such trees may be clustered or spaced linearly as determined appropriate by the Director of Community Development.

(2) Other plant material. Other landscaping materials including berms, ornamental trees, evergreens, shrubbery, hedges, and/or other planting material, as determined necessary by the Director of Community Development, shall be provided at appropriate locations along the abutting property line.

(3) Ground cover. Except where occupied by planting beds, all perimeter landscape areas shall be sodded, seeded, or planted with another comparable ground cover, as determined appropriate by the Director of Community Development."

4. A variance for density to allow for 15 units, where 14 units are allowed, pursuant to Section 155.409(D)(4) of Village Code.

The R4 District allows for 15.5 units per acre. The site is 0.93 acres; therefore 14.4 or 14 units would be allowed by right. There is no guidance on a provision to round up on density. Code does allow for rounding for parkway trees and parking spaces. However, in Section 155.801(E), it states "All "measured distances" shall be to the nearest foot. If a fraction is one-half foot or more, the full number next above shall be taken." An acre is a unit of measurement, therefore the rounding provision in Section 155.801(E) could be applied here.

Staff notes that one additional unit will likely not have an adverse impact. One additional unit should not cause a substantial increase in traffic generation. The building footprint could remain the same, even if one unit was omitted from the plan. The surrounding properties are mostly single-family or two-family units. 231-239 S. Westmore Meyers Road is also 0.93 acres and has 24 units (two buildings, each with 12 units). Staff supports the request for a variance of 15 units, where 14 units would be allowed.

Building design and materials

The building is a mix of brick, stone, and EIFS. Elevations are included in the packet. Sample interiors are included, as well as floor plans.

Stormwater

The property will be required to meet the provisions of local codes and the DuPage County Stormwater Ordinance. Best Management Practices (BMPs) and detention will be required as there is over 5,000 of new impervious surface proposed to be added. Drainage will run towards Westmore Meyers Road. Final engineering will be reviewed by Village staff during permitting, should the project be approved by the Village Board.

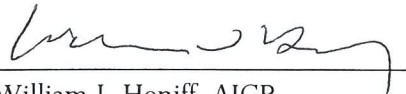
FINDINGS & RECOMMENDATIONS

However, the Inter-Departmental Review Committee has reviewed the standards for the variances and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to the conditions of approval based on the above consideration. As such the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of the variances associated with PC 21-11:

Based on the submitted petition and the testimony presented, the proposed variances do comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the variances are in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 21-11, subject to the following conditions:

1. That the petitioner shall be required to apply for and receive building permits prior to construction;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. This relief shall be valid pursuant to timing in Section 155.103(C)(10);
4. Landscaping materials shall meet Village Code per Section 155.707.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP

Director of Community Development

c. Petitioner



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

April 1, 2021

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees

Dan Whittington, Dist. 1
Anthony Puccio, Dist. 2
Reid Foltyniewicz, Dist. 3
Andrew Honig, Dist. 4
Daniel Militello, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
Scott R. Niehaus

*"Our shared **Vision** for Lombard is a community of excellence exemplified by its government working together with residents and businesses 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."*

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

**Subject: PC 21-11, Apartment Building, 215 S. Westmore
Meyers Road**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner is requesting the following for a property located within the R4 Limited General Residential District:

1. A variance for a transitional building setback of 15', where 50' is required, on the north side pursuant to Section 155.409(I)(2) of Village Code;
2. A variance for a transitional landscape yard of 15', where 30' is required, on the north side pursuant to Section 155.409(J) of Village Code;
3. A variance for perimeter yard landscaping of 0', where 5' is required on the south side at the parking lot, pursuant to Section 155.709(B) of Village Code; and
4. A variance for density to allow for 15 units, where 14 units are allowed, pursuant to Section 155.409(D)(4) of Village Code.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on March 15, 2021. Sworn in to present the petition was Jennifer Ganser, Assistant Director, and the petitioners Ardi Baftiri, Pete Baftiri, and Jon Green.

Mr. Ardi Baftiri went through a powerpoint. He discussed his company, A&E Luxury Builders, Inc., and the work they do. He showed examples of past projects. He said the property at 215 S. Westmore Meyers Road is zoned R4. The average rent will be above \$2,000 a month. He discussed the parking, and showed pictures of the elevations and landscaping. He noted multi-family housing is allowed as of right. He said the variances relate to the way the building will face. This impacts the layout and parking. He said the neighbors to the north support the project and the plan reflects the neighbor's inputs. He discussed drainage and stormwater. He said this project could revive the Westmore-Meyers corridor and be a catalyst for growth.

Vice Chairperson Flint asked for public comment. Mr. Ken Galt said he lives in Westmore Meyers Road. He spoke about why zoning is important. He discussed the historic houses in the area. He believes Westmore Meyers Road should be more single-family. He said this apartment building could hold approximately fifty people. He said it doesn't fit in the corridor and doesn't fit with what the Village said would fit in the neighborhood. He said there is spot zoning on Westmore Meyers and noted the two historic homes to the south. They are used as single family but zoned R4. He said this project does not have a historic feel. He said variances should be granted because of a hardship. He said the lot shape is a flat rectangle shape and that is not a hardship. He said he is ok with the density variances but not the variances for the setbacks. He discussed the drainage. He said the character of the street is important and this building looks too modern. He said it should be softened to fit in the environment.

Mr. Baftiri rebutted. He said the project began with discussions with abutters who would be impacted. The discussion refined the plans. He said the R4 zoning has been in place since 1978 and that the businesses may welcome multi-family with additional customers. He said the building is proposed with classical features and noted the arches and stone. He said this is a good transition from commercial to residential. He noted the traffic volumes on Westmore Meyers Road and Maple Avenue. Mr. Green said he did the civil engineering plans and topographic survey. He said they are aware of the existing drainage and the proposed grades and drainage does conform with the Village. He said DuPage County has a very strict stormwater ordinance, which they are required to follow.

Vice Chairperson Flint asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. The property at 215 S. Westmore Meyers Rd is currently vacant land and is proposed for a 15-unit apartment building. As the property is zoned R4, apartments are permitted by right. The property has been zoned R4 since approximately 1978, before that it was zoned commercial. The 2014 Comprehensive Plan designates this property as low-medium density residential. Per the 2014 Westmore Meyers Plan, "The Comprehensive Plan recommendation for this area is to designate the highlighted properties as Low-Medium Density Residential to better reflect the existing land uses and surrounding development patterns." This is when the Comprehensive Plan designation was changed to low-medium density residential. The property at 215 S. Westmore Meyers Road is not specially mentioned in the Comprehensive Plan or the Westmore Meyers Plan.

The property is requesting the following variances:

First, a variance for a transitional building setback and a transitional landscape setback. The building is shown at 19.61 feet with the stairs at 15 feet, from the north property line. As the property abuts property that is zoned R2, and zoned R3 but used as single-family, the transitional building setback shall be in place. The building would meet Code on the east side. Likewise, a transitional landscape yard is required on the north and east side. A variance is requested to reduce the transitional landscape yard on the north side to 15', due to the stairs. The transitional landscape yard would meet Code on the east side. For both variances the property owner noted this was the best location for the building on the site and provided for the most aesthetic building. The 15' to 20' on the north side will consist of landscaping. Per Code, a transitional landscape yard shall consist of shade trees, shrub, and lawn. A transitional building setback and a transitional landscape setback are not required on the south side as that property is zoned R4 as well.

If these variances were not granted, an apartment building could still be built as the property is zoned R4. The building may need to be reoriented on the site but for those variances.

Second, a variance for perimeter yard landscaping of 0', where 5' is required on the south side at the parking lot. This is only for a portion of the south property line, where the parking lot comes in for a turnaround area. A turnaround area needed in case all the parking spaces are occupied. Landscaping will otherwise be provided for on the south property line. Per Code, a perimeter yard shall consist of shade trees and other plant material.

Last, a variance for density to allow for 15 units, where 14 units are allowed. The R4 District allows for 15.5 units per acre. The site is 0.93 acres; therefore 14.4 or 14 units would be allowed by right. There is no guidance on a provision for rounding on density. However, Section 155.801(E), states "All "measured distances" shall be to the nearest foot. If a fraction is one-half foot or more, the full number next above shall be taken." An acre is a unit of measurement; therefore, the rounding provision could be applied.

Staff notes that one additional unit will likely not have an adverse impact. The building footprint could remain the same, even if one unit was omitted from the plan. 231-239 S. Westmore Meyers Road is also 0.93 acres and has 24 units (two buildings, each with 12 units).

The Interdepartmental review committee reviewed the request and comments are noted in the staff report. Should the project be approved, these comments will be addressed during the permit submittal. Detention and BMPs will need to be provided on the property and this will be reviewed by staff during final engineering.

Vice Chairperson Flint opened the meeting for comments among the Commissioners.

Commissioner Sweetser said she thinks the project and its details should add to the area and help with renewal.

Commissioner Johnston suggested adding more landscaping to the south side as the parking lot will be viewed from the home to the south. He said granting the variances will make for a better building.

Commissioner Walker said he believes the variances will make for a more desirable building.

Commissioner Invergo said the presentation was great, but he agrees with the resident and doesn't see this building fitting in.

Vice Chairperson Flint said he thinks it's an attractive building and could be a catalyst for growth. He said the zoning allows for multi-family.

On a motion by Commissioner Johnston, and a second by Commissioner Sweetser, the Plan Commission voted 4-1 to recommend that the Village Board approve the petition associated with PC 21-11 subject to the four (4) conditions in the staff report:

1. That the petitioner shall be required to apply for and receive building permits prior to construction;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. This relief shall be valid pursuant to timing in Section 155.103(C)(10);
4. Landscaping materials shall meet Village Code per Section 155.707.

Respectfully,

VILLAGE OF LOMBARD

Steve Flint, Vice Chairperson
Lombard Plan Commission

ORDINANCE NO. _____

**AN ORDINANCE GRANTING VARIANCES USE FOR AN APARTMENT
BUILDING FOR THE PROPERTY AT 215 S. WESTMORE MEYERS ROAD
WITHIN THE R4 LIMITED GENERAL RESIDENTIAL DISTRICT**

(PC 21-11: Apartment Building, 215 S. Westmore Meyers Rd)

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 as defined below is zoned R4 Limited General Residential District; and,

WHEREAS, an application has heretofore been filed requesting approval of variances as set forth in Section 1 below; and

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on March 15, 2021 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the variances, subject to certain terms and conditions; 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 variance for a transitional building setback of 15', where 50' is required, on the north side pursuant to Section 155.409(I)(2) of Village Code; a variance for a transitional landscape yard of 15', where 30' is required, on the north side pursuant to Section 155.409(J) of Village Code; a variance for perimeter yard landscaping of 0', where 5' is required on the south side at the parking lot, pursuant to Section

155.709(B) of Village Code; and a variance for density to allow for 15 units, where 14 units are allowed, pursuant to Section 155.409(D)(4) of Village Code, is hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3.

SECTION 2: That this Ordinance is limited and restricted to the property at 215 S. Westmore Meyers Road, Lombard, Illinois, and legally described as follows:

LOT 14 IN HOME ACRES, (EXCEPT THE WEST 33 FEET), BEING A SUBDIVISION IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 1908 AS DOCUMENT 95054, IN DUPAGE COUNTY, ILLINOIS.

PIN: 06-09-114-034

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. That the petitioner shall be required to apply for and receive building permits prior to construction;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. This relief shall be valid pursuant to timing in Section 155.103(C)(10); and
4. Landscaping materials shall meet Village Code per Section 155.707.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed on first reading this ____ day of _____, 2021.

First reading waived by action of the Board of Trustees this ____ day of _____, 2021.

Passed on second reading this ____ day of _____, 2021.

Ayes: _____

Nays: _____

Absent: _____

Ordinance No. _____
Re: PC 21-11
Page 3

Approved this _____ day of _____, 2021.

Keith Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published in pamphlet from this _____ day of _____, 2021.

Sharon Kuderna, Village Clerk