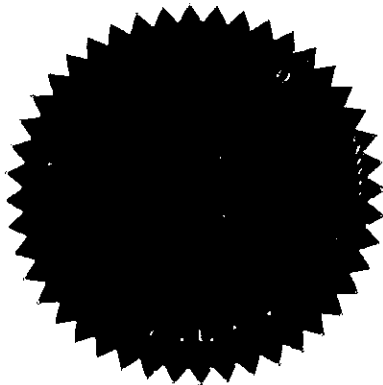


ORDINANCE 4781
 4782
 4783

PAMPHLET

FRONT OF PAMPHLET

ANNEXING 1117, 1121 AND 1127 S.
WESTMORE-MEYERS LANCASTER SQUARE,
REZONING TO R3, GRANTING CONDITIONAL USE
FOR A PLANNED DEVELOPMENT WITH EXCEPTIONS
AND VARIATIONS



PUBLISHED IN PAMPHLET FORM THIS 12th DAY OF April, 2000.
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,
DUPAGE COUNTY, ILLINOIS.

Lorraine G. Gerhardt
Lorraine G. Gerhardt
Village Clerk

ORDINANCE 4781

**AN ORDINANCE ANNEXING CERTAIN TERRITORY
TO THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS**

(PC 99-13: Lancaster Square Development (Hartz Construction, Developer))
(See also Ordinance Nos. 4782 and 4783)

WHEREAS, a written petition, signed by the legal owners and electors of record of all land within the territory hereinafter described, has been filed with the Village Clerk of the Village of Lombard, DuPage County, Illinois, requesting that said territory be annexed to the Village of Lombard; and,

WHEREAS, the said territory is not within the corporate limits of any municipality, but is contiguous to the Village of Lombard; and,

WHEREAS, all notices of said annexation, as required by Chapter 65 ILCS 5/7-1-1, have been given to the appropriate parties in a timely manner as required by Statute (copies of said Notices being attached hereto as Exhibit "A" and made part hereof); and,

WHEREAS, it is in the best interest of the Village of Lombard that said territory be annexed thereto.

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 this is a readoption of an ordinance adopted on May 20, 1999, and known as Ordinance 4642.

Section 2: That the territory described in Section 3 below be and the same is hereby annexed to the Village of Lombard, DuPage County, Illinois, pursuant to Chapter 65 ILCS 5/7-1-8.

Section 3: That this ordinance is limited and restricted to the property indicated on the attached Plat of Annexation attached hereto as Exhibit "B", and generally located at 1127, 1121, and 1127 S. Westmore-Meyers Road, Lombard, Illinois and legally described as follows:

Lots 25, 26 and the West 292.95 feet of Lot 27 in York Township Supervisor's Assessment Plat No. 2 also known as Westmore Lands, of part of the South half of Section 16, Township 39 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof recorded August 23, 1943 as Document 452576, in DuPage County, Illinois. Together with that part of Westmore (Meyers Road) lying westerly of and adjoining the previously described property.

PINs.: 06-16-313-003, 06-16-313-004, 06-16-313-019, and 06-16-313-021

Section 4: The new boundary of the Village of Lombard shall extend to the far side of any adjacent rights-of-way, and shall include all of every right-of-way within the area annexed hereby.

Section 5: The Village Clerk is hereby directed to record with the Recorder of Deeds and to file with the County Clerk a certified copy of this Ordinance and the original Plat of Annexation.

Section 6: This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed on first reading this _____ day of _____, 2000.

First reading waived by action of the Board of Trustees this 6th day of April, 2000.


Passed on second reading this 6th day of April, 2000.

Ayes: Trustees Borgatell, Tross, Schaffer, Sebby, Florey and Kufrin

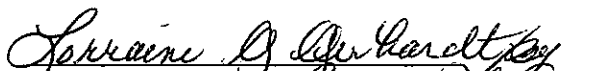
Nays: None

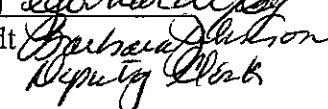
Absent: None

Approved this 6th day of April, 2000.


William J. Mueller
Village President

ATTEST:


Lorraine G. Gerhardt
Village Clerk


Barbara Johnson
Deputy Clerk

ORDINANCE 4782

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

(PC 99-13: Lancaster Square Development (Hartz Construction, Developer))
(See also Ordinance No. 4781 and 4783)

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 a map amendment for the purpose of rezoning the property described in Section 3 hereto from the R1 Single-Family Residence District to the R3 Attached Single-Family Residence District; and,

WHEREAS, a public hearing thereon has been conducted by the Village of Lombard Plan Commission on April 19, 1999 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 this is a readoption of an ordinance adopted on May 20, 1999, and known as Ordinance 4644.

Section 2: 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 3 hereof to the R3 Attached Single-Family Residence District.

Section 3: This ordinance is limited and restricted to the property generally located at , Lombard Illinois, and legally described as follows:

Lots 25, 26 and the West 292.95 feet of Lot 27 in York Township Supervisor's Assessment Plat No. 2 also known as Westmore Lands, of part of the South half of

Section 16, Township 39 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof recorded August 23, 1943 as Document 452576, in DuPage County, Illinois.

PINs.: 06-16-313-003, 06-16-313-004, 06-16-313-019, and 06-16-313-021

Section 4: That the official zoning map of the Village of Lombard be changed in conformance with the provisions of this ordinance.

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 ____ day of _____, 2000.

First reading waived by action of the Board of Trustees this 6th day of April, 2000.


Passed on second reading this 6th day of April, 2000.

Ayes: Trustees Borgatell, Tross, Schaffer, Sebby, Florey and Kufrin

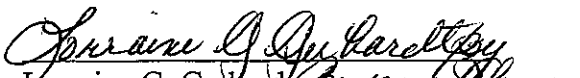
Nayes: None

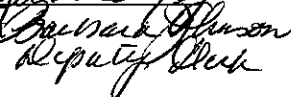
Absent: None

Approved this 6th day of April, 2000.


William J. Mueller
Village President

ATTEST:


Lorraine G. Gerhardt
Village Clerk


Deputy Clerk

ORDINANCE 4783

**AN ORDINANCE GRANTING CONDITIONAL USE APPROVAL FOR
A PLANNED DEVELOPMENT WITH EXCEPTIONS FROM THE LOMBARD
ZONING ORDINANCE AND LOMBARD SUBDIVISION AND
DEVELOPMENT ORDINANCE, AND GRANTING
VARIATIONS FROM THE LOMBARD ZONING ORDINANCE,
TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

(PC 99-13: Lancaster Square Development (Hartz Construction, Developer))
(See also Ordinance No.(s) 4781 and 4782)

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 R3 Attached Single-Family Residence District; and,

WHEREAS, an application has been filed requesting variations from the Lombard Zoning Ordinance (Title 155 of the Village Code) and conditional use approval for a Planned Development with exceptions from the Lombard Zoning Ordinance (Title 155 of the Village Code) and Subdivision and Development Ordinance (Title 155, Chapter 154 of the Village Code), to allow for the construction of an attached single-family residential development on the property described in Section 3 below; and,

WHEREAS, a public hearing on such application for Planned Development approval has been conducted by the Village of Lombard Plan Commission on April 19, 1999, 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, exceptions and variations 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: That this is a readoption of an ordinance adopted on May 20, 1999, and known as Ordinance 4645.

Section 2: That conditional use approval is hereby granted for a Planned Development for an attached single-family residential development for the property described in Section 3 below and pursuant to Sections 501-510 of the Lombard Zoning Ordinance (Title 15, Chapter 155 Section 155.501-155.510 of the Lombard Village Code).

Section 3: That this ordinance is limited and restricted to the property generally located at 1117, 1121, and 1127 S. Westmore-Meyers Road, Lombard, Illinois and legally described as follows:

Lots 25, 26 and the West 292.95 feet of Lot 27 in York Township Supervisor's Assessment Plat No. 2 also known as Westmore Lands, of part of the South half of Section 16, Township 39 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof recorded August 23, 1943 as Document 452576, in DuPage County, Illinois.

PINs.: 06-16-313-003, 06-16-313-004, 06-16-313-019, and 06-16-313-021

Section 4: The following exceptions from the Lombard Village Code are hereby granted in conjunction with the Conditional Use for a Planned Development, subject to the conditions set forth in Section 5 below:

- A. That an exception is granted to Section 155.212 of the Lombard Village Code to allow obstructions in the line of sight control area;
- B. That an exception is granted to Section 155.407.D.3 of the Lombard Village Code to reduce the minimum lot size for attached single-family dwellings for proposed Lots 1, 2, 3, 4, and 5;
- C. That an exception is granted to Section 155.407.F.3.a of the Lombard Village Code to reduce the minimum front yard setback for attached single-family dwellings to fifteen feet (15');
- D. That an exception is granted to Section 155.407.H.3 of the Lombard Village Code to reduce the minimum open space requirement for attached-single family dwellings;

- E. That an exception is granted to Section 155.709 of the Lombard Village Code to reduce the perimeter lot landscaping;
- F. That an exception is granted to Section 154.503.D.1 of the Lombard Village Code to reduce the minimum Right-of-way diameter for a residential cul-de-sac turnaround; and
- G. That an exception is granted to Section 154.504.B of the Lombard Village Code to reduce the location requirements of public sidewalks.

Section 5: The following variations from the Lombard Village Code are hereby granted, subject to the conditions set forth in Section 5 below:

- A. That a variation is granted to Section 155.508.C.6.a of the Lombard Village Code to allow the front yard setback along the perimeter of the development to be less than that required in the abutting zoning district or the zoning district underlying the subject site; and
- B. That a variation is granted to Section 155.509.D to reduce the minimum size requirement for a Planned Development in the R3 Attached Single-Family Residence District to 3.9 acres.

Section 6: That the aforementioned approval is subject to the following terms and conditions:

- A. The property shall be developed in substantial compliance with the Site Plan prepared by Linden Lenet Land Design Group, dated March 8, 1999, subject to the following conditions:
 - 1. The site plan be corrected to reflect the Westmore-Meyers right-of-way dedication of the existing 17' roadway easement.
 - 2. The sidewalks along Westmore-Meyers be installed one foot from the property line in the right-of-way, parallel to the street.
 - 3. Six inch (6") barrier curbs be installed around the perimeter of the access drives, shared parking areas, and guest parking areas.

- B. Landscaping shall be provided in substantial compliance with the Landscaping Plan, prepared by Linden Lenet Land Design Group, dated March 8, 1999 subject to the following conditions:
1. The landscape plan be changed to reflect the changes in the site plan.
 2. Landscaping within the clear line of site area be no more than two feet (2') in height, except that deciduous trees which are free of foliage and branches eight feet (8') above grade may be permitted. The tree on the south property line, near unit 29 be eliminated and the tree directly in front of unit 29 be moved to the front of unit 28.
 3. Guest parking areas be screened. The south guest parking area (near unit 10) be screened with a row of shrubs directly to the east of it. The southeastern guest parking area (near unit 29) be screened with taller shrubs and evergreens.
 4. The north property line, from Westmore-Meyers Road to the proposed fence, be landscaped with a row of evergreen plantings between existing trees.
 5. The landscaping in the traffic island be limited to two urban shade trees, such as ash or honeylocusts, and ground cover.
 6. Two (2) more parkway trees be installed in the right-of-way in front of units 8 and 10.
 7. The proposed fence along the south property be only four feet (4') in height for the first thirty feet (30'), measuring from the west property line.
 8. Fencing, measuring six feet (6') in height, be provided along the east property line, but so as to block the walkway to the Forest Preserve property, if the walkway is to be provided.
 9. If no sidewalk is provided to the Forest Preserve property, a sidewalk be provided around the detention/retention area on Outlot B, if engineering plans allow for its safe installation.

- C. The Final Plat of Subdivision shall not be submitted to the Village President and Board of Trustees for approval, nor recorded in DuPage County, until such time that final engineering has been reviewed and approved by the Private Engineering Services Division. The following shall be incorporated into the final plat:
1. The Final Plat be titled "Plat of Resubdivision for Lancaster Square.
 2. The outlots for detention be labeled as Outlot A and Outlot B.
 3. Underground utilities be placed with appropriate easements.
 4. Clear Sight Easements be provided at the intersection of Westmore-Meyers Road and Lancaster Court and the applicable easement language should be placed on the plat, as well
 5. Parkway trees on private property be within an easement.
 6. The shared access drives be within easements and the appropriate language be placed on the plat.
 7. Any walkway provided on Outlot B be within a pedway easement, at least twelve feet in width.
- D. The final Development Agreement(s) shall not be submitted to the Village President and Board of Trustees for approval, nor recorded in DuPage County, until such time that final engineering has been reviewed and approved by the Private Engineering Services Division.
- E. The petitioner shall meet the requirements of DuPage County regarding stormwater detention.
- F. The access point onto Westmore-Meyers Road be approved by DuPage County, if it is determined that it has jurisdiction of the right-of-way.
- G. Addresses shall be shown on or above the garages in the rear of the each unit.
- H. The Homeowners Association documents or development private covenants shall address limiting permanent parking of residents in the guest spaces.

Ordinance No. 4783

Re: PC 99-13 Lancaster Square

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Section 7: 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 _____, 2000.

First reading waived by action of the Board of Trustees this 6th day of April, 2000.

Passed on second reading this 6th day of April, 2000.

Ayes: Trustees Borgatell, Tross, Schaffer, Sebby, Florey and Kufrin

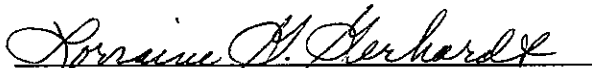
Nayes: None

Absent: None

Approved this 6th, day of April, 2000.


William J. Mueller, Village President

ATTEST:


Lorraine G. Gerhardt, Village Clerk

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