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ORDINANCE NO. 5255

**AN ORDINANCE AMENDING ORDINANCE NO. 2481
FOR A CONDITIONAL USE FOR A PLANNED DEVELOPMENT**

(PC 03-01: 101 West 22nd Street)

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 O Office District Planned Development; and,

WHEREAS, an application has been filed requesting an amendment to Ordinance 2481, also previously amended by Ordinances 3822, 3823 and 3824; and,

WHEREAS, the petition of the owner was subject to a public hearing before the Plan Commission on February 17, 2003 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of an amendment to the Planned Development for the construction of a new office building per the submitted plans made a part of the petition, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard hereby adopt the findings and recommendations of the Plan Commission as set forth herein, and make same part hereof, subject to certain revisions as more fully set forth below.

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 Ordinance Number 2481, adopted June 25, 1981 is hereby further amended to approve of a major change to the approved planned development to allow for an alternate office development plan, on the property described in Section 2 below and subject to the conditions noted in Section 3 below.

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SECTION 2: That this ordinance is limited and restricted to the property generally located at 101 West 22nd Street, Lombard, Illinois and legally described as follows:

LOT 2 IN BARKYOUMB SUBDIVISION, BEING A SUBDIVISION OF PARCEL "D" (EXCEPT THE EAST 40 FEET AND EXCEPT THE SOUTH 66 FEET) OF BARKYOUMB ASSESSMENT PLAT OF THE NORTH 60 ACRES OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 27, 1989 AS DOCUMENT R89-011121, IN DU PAGE COUNTY, ILLINOIS.

Parcel No. 06-30-206-022

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

1. The site shall be developed essentially in conformance with the site plan submittal package prepared by the petitioner dated November 4, 2002 made a part of the petitioner's request.
2. That the petitioner shall provide the following easements for the proposed development:
 - a. A reciprocal cross-access easement to the property west of the subject property;
 - b. A 30'-wide ingress-egress easement for the Village of Lombard to access all stormwater detention areas;
 - c. A 30'-wide utility easement for all proposed watermain and hydrants; and
 - d. Secure a temporary construction access easement from the property owner to the west for any improvements to be made off of the subject property.
3. The petitioner shall submit a photometric plan for review and approval that demonstrates compliance with Village Code. The light standards shall also be compatible with the light standards already installed on the adjacent office properties.
4. That the exterior masonry of the proposed building shall be of a compatible color and size with the brick found on the non-residential buildings within the planned development. The final brick color shall be subject to the Director of Community Development.
5. The petitioner shall meet the codes and ordinances of the Village of Lombard.

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SECTION 4: That all other provisions of Ordinance 2481 not amended by the petition shall remain in full force and effect.

SECTION 5: 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 _____, 2003.

First reading waived by action of the Board of Trustees this 6th day of March, 2003.

Passed on second reading this 6th day of March, 2003.

Ayes: Trustees DeStephano, Tross, Koenig, Sebby, Florey, Soderstrom

Nayes: None

Absent: None

Approved this 6th day of March, 2003.



William J. Mueller, Village President

ATTEST:



Suzan L. Kramer, Village Clerk