

**ORDINANCE 7333  
PAMPHLET**

**PC 17-03: PARK DISTRICT RECREATION CENTER  
543 E. TAYLOR (FORMER FAIRWOOD SCHOOL)**



PUBLISHED IN PAMPHLET FORM THIS 3<sup>rd</sup> DAY OF MARCH, 2017, BY ORDER  
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE  
COUNTY, ILLINOIS.

Sharon Kuderna  
Village Clerk

**ORDINANCE NO. 7333**

**AN ORDINANCE APPROVING A CONDITIONAL USE TO ALLOW A PUBLIC RECREATIONAL FACILITY IN THE CONSERVATION RECREATION DISTRICT; APPROVING A VARIATION FOR BUILDING HEIGHT; AND APPROVING A VARIATION FOR REQUIRED OPEN SPACE; PURSUANT TO SECTION 155.404 OF THE LOMBARD ZONING ORDINANCE FOR THE PROPERTY AT 543 E. TAYLOR ROAD**

(PC 17-03: Park District Recreation Center – 543 E. Taylor Road)

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 described in Section 2 below, is zoned Conservation Recreation District; and,

WHEREAS, an application has heretofore been filed requiring approval of the following conditional use and variations, pursuant to the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code):

1. Approve a conditional use pursuant to Section 155.404(C)(7) of the Lombard Zoning Ordinance for a public recreational facility;
2. Approve a variation from Section 155.404(G) to allow a building height of thirty-six feet (36') where a maximum of thirty feet (30') is permitted; and
3. Approve a variation from Section 155.404(H) of the Lombard Zoning Ordinance to allow a development with less than 75% open space.

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on February 6, 2017, 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 approval of the variations; 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 and two variations as set forth below are hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3:

1. Approve a conditional use pursuant to Section 155.404(C)(7) of the Lombard Zoning Ordinance for a public recreational facility;
2. Approve a variation from Section 155.404(G) to allow a building height of thirty-six feet (36') where a maximum of thirty feet (30') is permitted; and
3. Approve a variation from Section 155.404(H) of the Lombard Zoning Ordinance to allow a development with 64% open space where a minimum of 75% open space is required.

**SECTION 2:** That this ordinance is limited and restricted to the subject property generally located at 543 E. Taylor Road, Lombard, Illinois, and more specifically legally described as set forth below:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT A POINT IN THE SOUTH LINE OF SAID NORTHEAST QUARTER 900.67 FEET EAST OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER (SAID POINT BEING THE SOUTHWEST CORNER OF ARTHUR T. MCINTOSH AND COMPANY'S HOME ADDITION TO LOMBARD); THENCE EASTERLY ALONG SAID SOUTH LINE OF SAID NORTHEAST QUARTER 395.00 FEET; THENCE NORTHERLY ON A STRAIGHT LINE WHICH FORMS AN ANGLE OF 76°30' TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE 407.13 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 750.0 FEET, THE TANGENT OF SAID CURVE FORMING AN ANGLE OF 107°31" WITH THE LAST DESCRIBED COURSE, AS MEASURED FROM SOUTH TO WEST, 397.6 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 266.0 FEET, 162.86 FEET TO A POINT IN A LINE WHICH FORMS A RIGHT ANGLE WITH THE EAST LINE OF ARTHUR T. MCINTOSH AND COMPANY'S HOME ADDITION, SAID LINE BEING DRAWN THROUGH THE POINT OF INTERSECTION OF SAID EAST LINE WITH THE SOUTH LINE OF TAYLOR AVENUE IN SAID ARTHUR T. MCINTOSH AND COMPANY'S HOME ADDITION; THENCE WESTERLY ON SAID LINE, 65.0 FEET TO SAID EAST LINE OF ARTHUR T. MCINTOSH AND COMPANY'S HOME ADDITION; THENCE SOUTH ALONG SAID EAST LINE 630.1 FEET TO THE PLACE OF BEGINNING, (EXCEPTING THEREFROM THE SOUTH 40.0 FEET THEREOF, AS MEASURED NORTH AT RIGHT ANGLES TO SAID SOUTH LINE OF NORTHEAST QUARTER), IN DUPAGE COUNTY, ILLINOIS.

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

1. That the approvals for a conditional use permit for a recreation center, a variation to allow a building height of 36 feet, and a variation to allow a development with 64% of the lot area maintained as open space, are valid only for the subject property at 543 E. Taylor Road;
2. That the petitioner shall develop the site in accordance with the following plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code:
  - a. Paving and layout plan, prepared by FGM Architects, dated December 9, 2016;
  - b. Water main loop and proposed utility easement site plan, prepared by FGM Architects, dated February 6, 2017;
  - c. Floor plans, prepared by FGM Architects, dated December 9, 2016;
  - d. Landscape plans, prepared by FGM Architects, dated December 9, 2016, to be amended to address foundation landscaping as noted in this report; and
  - e. Exterior rendering, prepared by FGM Architects, dated December 9, 2016;
3. That the petitioner shall submit a lighting plan during permit review;
4. That the petitioner shall provide 145 parking spaces on the site if the larger alternative is constructed;
5. That the petitioner shall provide a public utility easement for the water main to be constructed on the site, subject to the approval of the Public Works Department and the Village Board;
6. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
7. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval for a conditional use and building height and open space variations shall be come null and void unless a time extension has been granted by the Village Board.

**SECTION 4:** 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 \_\_\_\_, 2016.

First reading waived by action of the Board of Trustees this 2<sup>nd</sup> day of March, 2017.

Ordinance No. 7333

Re: PC 17-03

Page 4

Passed on second reading this 2<sup>nd</sup> day of March, 2017.

Ayes: Trustee Whittington, Fugiel, Foltyniewicz, Johnston, Pike and Ware

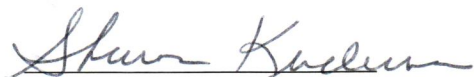
Nays: None

Absent: None


Approved this 2<sup>nd</sup> day of March, 2017.

  
**Keith T. Giagnorio**  
**Village President**

ATTEST:

  
**Sharon Kuderna**  
**Village Clerk**

Published by me in pamphlet form on this 3<sup>rd</sup> day of March, 2017

  
**Sharon Kuderna**  
**Village Clerk**