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FRED BUCHOLZ, RECORDER  
DUPAGE COUNTY ILLINOIS  
01/16/2020 11:31 AM

DOCUMENT # R2020-005930

## **ORDINANCE 7704**

**AN ORDINANCE APPROVING A PLANNED  
DEVELOPMENT WITH COMPANION  
CONDITIONAL USES, VARIATIONS, AND  
DEVIATIONS FROM THE ZONING ORDINANCE  
ON THE SUBJECT PROPERTY LOCATED WITHIN  
THE B5PD DISTRICT; FOR THE PROPERTY AT  
101-109 S. MAIN STREET**

**PIN(s): 06-08-111-035, 06-08-111-036**

**ADDRESS: – 101-109 S Main Street Lombard, IL 60148**

**Prepared by and Return To:**

**( Village of Lombard  
255 E. Wilson Avenue  
Lombard, IL 60148 )**



I, **Janet Downer**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

I further certify that attached hereto is a copy of

ORDINANCE 7704

AN ORDINANCE APPROVING A PLANNED DEVELOPMENT WITH COMPANION CONDITIONAL USES, VARIATIONS, AND DEVIATIONS FROM THE ZONING ORDINANCE ON THE SUBJECT PROPERTY LOCATED WITHIN THE B5PD DISTRICT; FOR THE PROPERTY AT 101-109 S. MAIN STREET

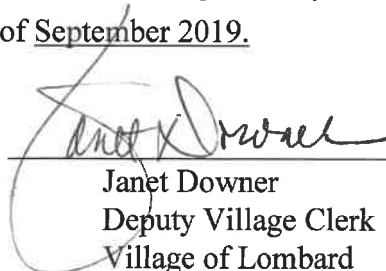
PIN(s) : 06-08-111-035, 06-08-111-036

ADDRESS: 101-109 S. Main Street, Lombard, IL 60148

of the said Village as it appears from the official records  
of said Village duly approved this 29<sup>th</sup>  
day of August 2019.

**In Witness Whereof**, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 12<sup>th</sup> day of September 2019.



  
\_\_\_\_\_  
Janet Downer  
Deputy Village Clerk  
Village of Lombard  
DuPage County, Illinois

**ORDINANCE 7704**

**PAMPHLET**

**PC 19-14: 101-109 S. MAIN STREET – LILAC STATION**



PUBLISHED IN PAMPHLET FORM THIS 16<sup>th</sup> DAY OF AUGUST 2019, BY ORDER  
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE  
COUNTY, ILLINOIS.

*Sharon Kuderna*

Sharon Kuderna  
Village Clerk

**ORDINANCE NO. 7704**

**AN ORDINANCE APPROVING A PLANNED DEVELOPMENT WITH COMPANION CONDITIONAL USES, VARIATIONS, AND DEVIATIONS FROM THE ZONING ORDINANCE ON THE SUBJECT PROPERTY LOCATED WITHIN THE B5PD DISTRICT; FOR THE PROPERTY AT 101-109 S. MAIN STREET**

PC 19-14; Lilac Station, 101-109 S. Main 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, as described in Section 2 below, is zoned B5PD Central Business District; and,

WHEREAS, an application has heretofore been filed requiring approval of the following planned development with associated conditional uses, variances, and deviations, pursuant to the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code):

1. Repeal Ordinances 4646 and 4654 in their entirety, which established a planned development with companion zoning variations and zoning deviations;
2. Approve a zoning conditional use for a new planned development with the following companion conditional uses, variations, and deviations from the Village Code:

**Building:**

- a. A zoning conditional use pursuant to Section 155.418(C) of the Village Code to allow for outside display and sales of products (outdoor dining);
- b. A zoning deviation from Section 155.418(G) of the Village Code to allow for an increase in the maximum building height from forty-five feet (45') to fifty feet (50');
- c. A zoning variation from Section 155.418(J) of the Village Code to eliminate the transitional building setback for the mixed-use/residential building;
- d. A use exception pursuant to Section 155.508(B) of the Village Code to allow for dwelling units on the first floor;
- e. A zoning variation from Section 155.508(C)(6)(a) of the Village Code to allow for a reduction of the required front yard along Parkside Avenue to one foot (1') from thirty feet (30') for a planned development abutting the R2 Single-Family Residence District;

**Parking:**

- f. A zoning deviation from Section 155.602, Table 6.3 of the Village Code to allow for a reduction of the required number of off-street parking spaces

from 1.5 spaces per dwelling unit to 1.2 spaces per dwelling unit, for the residential portion of the development;

- g. A zoning deviation from Section 155.602(A)(5)(a) of the Village Code to allow the option for compact space width of 8'3" for the residential portion of development, where 9' width is required;

Landscaping/Fencing:

- h. A zoning variation from Section 155.205(A)(2)(f)(iii) of the Village Code for a fence or wall in the B5 District exceeding six feet (6") in height;
  - i. A zoning variation from Section 155.418(K), Section 155.508(C)(6)(b), Section 155.707(B)(3), Section 155.707(A)(3), and Section 155.709(B) of the Village Code to allow for the elimination of the transitional landscape yard improvements (on the east side), including fencing, and perimeter lot landscaping;
  - j. A zoning variation from Section 155.706 of the Village Code to eliminate the interior and perimeter parking lot landscaping requirement;
  - k. A zoning variation from Section 155.709(B) of the Village Code to eliminate the requirement to provide one (1) shade tree for every seventy-five (75) lineal feet of required perimeter lot landscaping;
3. Grant site plan approval authority to the Lombard Plan Commission.

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on June 17, 2019, 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 with associated conditional uses, variances, and deviations; 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 planned development with associated conditional uses, variances, and deviations are 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 subject property generally located at 101-109 S. Main Street, Lombard, Illinois, and more specifically legally described as set forth below:

PARCEL 1:

LOT 1 (EXCEPT THEREFROM THE WEST 10 FEET DEDICATED FOR MAIN STREET BY PLAT OF DEDICATION ATTACHED TO ORDINANCE RECORDED JANUARY 10, 2006 AS DOCUMENT R2006-005178) IN BIG IDEA PRODUCTIONS RESUBDIVISION, BEING A RESUBDIVISION OF PART OF BLOCK 22 IN THE TOWN OF LOMBARD IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED APRIL 20, 1999 AS DOCUMENT NUMBER R99-90133 IN DUPAGE COUNTY, ILLINOIS.

PARCEL NUMBER(S): 0608111035

PARCEL 2

LOT 1 (EXCEPT THEREFROM THE WEST 10 FEET DEDICATED FOR MAIN STREET BY PLAT OF DEDICATION ATTACHED TO ORDINANCE RECORDED JANUARY 10, 2006 AS DOCUMENT R2006-005178) IN BRUST'S RESUBDIVISION, IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 14, 1999 AS DOCUMENT NUMBER R99-010668, IN DUPAGE COUNTY, ILLINOIS.

PARCEL NUMBER(S): 0608111036

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

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request except as may be changed for final engineering and building permit approval and the following conditions below.
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.
3. The petitioner shall apply for and obtain a building permit for any development activity on the subject property.
4. Construction shall begin within one (1) year from the date of approval of the ordinance, unless otherwise extended by the Village Board.
5. Lighting on the residential portion of the building, including balconies, shall be shielded so that all illumination is directed toward the building and away from adjacent properties.
6. The property will have a cross park and cross access easement recorded against the two (2) parcels that comprise the subject property.
7. All outdoor trash collection areas shall be screened on all four (4) sides, with a masonry/concrete wall the same materials as the principal building or a fence constructed with the same material as other fencing on the subject property.
8. Upon a request by the Village, the petitioner shall provide a final fence plan to include a fence along the east property line that shall be eight feet (8') tall and of a solid material. Said fence shall be constructed per the approved plan.

9. The two (2) commercial drive-ways on Main Street shall be one way in and one way out, as noted in the traffic report by KLOA.
10. Per the updated plans, the residential building will be pushed back five feet (5') to the west to allow for a transitional building setback.
11. The petitioner shall work with staff on increasing landscaping throughout the project.
12. The petitioner shall work with staff on deliveries by semi-truck for the Co-op building.

**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 18th day of July, 2019.

First reading waived by action of the Board of Trustees this \_\_\_ day of \_\_\_\_\_, 2019.

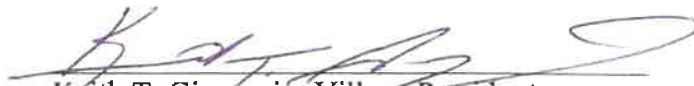
Passed on second reading this 15<sup>th</sup> day of August, 2019, pursuant to a roll call vote as follows:

Ayes: Trustee Whittington, Foltyniewicz, Honig, Militello and Ware

Nays: None

Absent: Trustee Puccio

Approved by me this 15<sup>th</sup> day of August, 2019.



Keith T. Giagnorio, Village President

ATTEST:



Sharon Kuderna, Village Clerk

Published in pamphlet from this 16<sup>th</sup> day of August, 2019.



Sharon Kuderna, Village Clerk