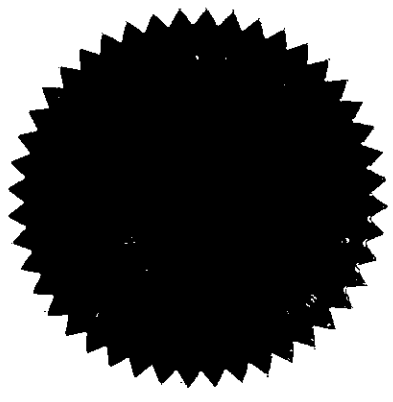


*Lorraine G. Gerhardt*  
Lorraine G. Gerhardt  
Village Clerk

PUBLISHED IN PAMPHLET FORM THIS 19TH DAY OF MAY, 2000,  
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,  
DUPAGE COUNTY, ILLINOIS.



APPROVING VARIATIONS (SETBACK, FENCES AND TREES),  
A CONDITIONAL USE AND EXCEPTIONS  
TO THE LOMBARD ZONING ORDINANCE  
FOR 7-115 EAST ST. CHARLES ROAD

FRONT OF PAMPHLET

PAMPHLET

ORDINANCE  
4808  
4809

**AN ORDINANCE APPROVING A VARIATION  
TO THE LOMBARD ZONING ORDINANCE,  
TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

(PC 00-01: 7-115 East St. Charles Road (Lombard Gateway))  
(See also Ordinance No. 4809, 4810 )

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 B5 Central Business District; and,

WHEREAS, an application has been filed with the Village of Lombard requesting a variation from Title 15, Chapter 155, Section 155.508.C.6 of said Zoning Ordinance to allow the perimeter setbacks for a planned development to be less than that required in the abutting zoning district, and to allow a planned development to not comply with the required transitional yards and transitional landscape yards of the underlying zoning district; and,

WHEREAS, a public hearing has been conducted by the Plan Commission on January 17, 2000, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has forwarded its findings to the Board of Trustees with a recommendation of approval; and,

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the Village of Lombard to approve the requested variation.

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 variation is hereby granted from the provisions of Title 15, Chapter 155, Section 155.508.C.6 of the Lombard Zoning Ordinance, for the property described in Section 2 below, to reduce the required perimeter setback to zero and to waive the transitional yard and transitional landscape yard requirements for a planned development in the B5 Central Business District.

**SECTION 2:** That this ordinance is limited and restricted to the property generally located at 7 to 115 East St. Charles Road, Lombard, Illinois, and legally described as follows:

ALL OF BLOCK 15 AND BLOCK 16 AND LOTS 1 THROUGH 11 IN  
BLOCK 17 OF THE ORIGINAL TOWN OF LOMBARD, A  
SUBDIVISION OF SECTIONS 5, 6, 7, AND 18 IN TOWNSHIP 39  
NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN DUPAGE, ILLINOIS.

P.I.N.s: 06-08-108-005, 06-08-108-008, 06-08-108-009, 06-08-108-011,  
06-08-109-002, and 06-08-110-002

**SECTION 3:** That the aforementioned approval is subject to the following terms and conditions:

1. The property shall be developed in substantial compliance with the Preliminary Site Plan and Preliminary Elevations, prepared by Rathwell and Associates and dated September 9, 1999, subject to the following condition:
  - A. A wrought iron fence six feet (6') in height, matching the proposed townhome gates, shall be provided along the entire southern property line.
2. Landscaping shall be provided in substantial compliance with the Landscaping Plans, prepared by Rathwell and Associates, dated September 9, 1999, subject to the following conditions:
  - A. The three (3) proposed ornamental parkway trees (vernal witch hazel) shall be replaced with deciduous shade trees, as required in Section 155.705.C.4.a of the Lombard Zoning Ordinance.
  - B. Any landscaping in the clear sight area shall comply with Section 155.207.B of the Lombard Zoning Ordinance.

3. The building material boards shall be approved by the Community Development Director.

4. The petitioner shall meet the requirements of DuPage County regarding stormwater detention.

5. The petitioner shall meet the requirements of the Village's Building Code; if the amendments to the Building Code as outlined in this staff report are not approved, the site plan must be revised to meet the requirements of the Code. If those plans are not in substantial compliance with the plans as submitted for the Plan Commission's review, then an amendment to the approval will be necessary.

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 3rd day of February, 2000.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

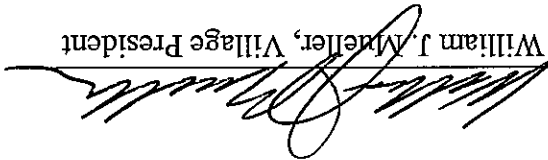
Passed on second reading this 18th day of May, 2000.

Ayes: Trustees Borgatell, Tross, Schafner, Sebby and Florey

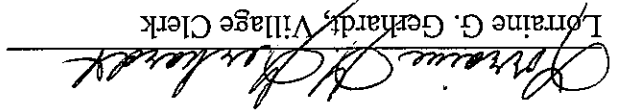
Nays: None

Absent: Trustee Kufrin

Approved this 18th day of May, 2000.

  
William J. Mueller, Village President

ATTEST:

  
Lorraine G. Gerhardt, Village Clerk

**ORDINANCE 4809**

**AN ORDINANCE GRANTING CONDITIONAL USE APPROVAL FOR A PLANNED DEVELOPMENT WITH EXCEPTIONS FROM THE LOMBARD ZONING ORDINANCE, CONDITIONAL USE APPROVAL FOR MULTIPLE PRINCIPAL STRUCTURES ON ONE LOT-OF-RECORD, AND CONDITIONAL USE APPROVAL FOR OFF-SITE PARKING, PURSUANT TO THE LOMBARD ZONING ORDINANCE, TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

(PC 00-01: 7-115 East St. Charles Road (Lombard Gateway))  
(See also Ordinance No. 4808, 4810 )

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 B5 Central Business District; and,

WHEREAS, an application has been filed requesting conditional use approval for a Planned Development with exceptions from the Lombard Zoning Ordinance, Title 155 of the Village Code, conditional use approval to allow multiple principal structures on one lot-of-record, and conditional use approval for off-site parking, for the property described in Section 2 below; and,

WHEREAS, a public hearing on such application for Planned Development approval has been conducted by the Village of Lombard Plan Commission on January 17, 2000, 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 conditional use 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 conditional use approval is hereby granted for a Planned Development, to allow multiple principal structures on one (1) lot-of-record, and for off-site parking for the property described in Section 2 below and pursuant to Sections 155.501-155.510, 155.208.C, and 155.602.A.3.b of the Lombard Zoning Ordinance (Title 15, Chapter 155 Sections 155.501-155.510, 155.208.C, and 155.602.A.3.b of the Lombard Village Code).

Section 2: That this ordinance is limited and restricted to the property generally located at 7 to 115 East St. Charles Road, Lombard, Illinois and legally described as follows:

ALL OF BLOCK 15 AND BLOCK 16 AND LOTS 1 THROUGH 11 IN  
BLOCK 17 OF THE ORIGINAL TOWN OF LOMBARD, A SUBDIVISION  
OF SECTIONS 5, 6, 7, AND 18 IN TOWNSHIP 39 NORTH, RANGE 11,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE, ILLINOIS.

P.I.N.s: 06-08-108-005, 06-08-108-008, 06-08-108-009, 06-08-108-011, 06-08-109-002, and 06-08-110-002

Section 3: 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 4 below:

- A) A use exception is granted to Section 155.416.B of the Lombard Village Code to allow residential uses on the first floor.
- B) An exception is granted to Section 155.416.G to increase the maximum building height from forty-five feet (45') or four (4) stories, whichever is less, fifty-five feet (55') and five (5) stories.
- C) Exceptions are granted to Sections 155.416.J, 155.416.K, and 155.707 to reduce the required transitional building setback, transitional landscape yard, and transitional landscaping to zero.
- D) An exception is granted to Section 155.205.A.2.e to allow a solid fence or wall more than two feet (2') in height in the clear line-of-sight area.
- E) An exception is granted to Section 155.602.A.2.a to reduce the required number of parking spaces to 106.
- F) An exception is granted to Section 155.602.A.2.b to reduce the distance of a parking lot from the right-of-way from five feet (5') to zero (0).

- conditions:
- G) An exception is granted to Section 155.602.A.3.b to allow off-site parking to be located more than three hundred feet (300') from the main building the parking serves.
  - H) An exception is granted to Section 155.705.C.1 to reduce the required number of parkway trees.
  - I) Exceptions are granted to Sections 155.706 and 155.709 to reduce the required parking lot landscaping and perimeter lot landscaping.
- Section 4: That the aforementioned approval is subject to the following terms and

- 1. The property shall be developed in substantial compliance with the Preliminary Site Plan and Preliminary Elevations, prepared by Rathwell and Associates and dated September 9, 1999, subject to the following condition:
  - A. A wrought iron fence six feet (6') in height, matching the proposed townhome gates, shall be provided along the entire southern property line.
  - 2. Landscaping shall be provided in substantial compliance with the Landscaping Plans, prepared by Rathwell and Associates, dated September 9, 1999, subject to the following conditions:
    - A. The three (3) proposed ornamental parkway trees (vernal witch hazel) shall be replaced with deciduous shade trees, as required in Section 155.705.C.4.a of the Lombard Zoning Ordinance.
    - B. Any landscaping in the clear sight area shall comply with Section 155.207.B of the Lombard Zoning Ordinance.
- 3. The building material boards shall be approved by the Community Development Director.
- 4. The petitioner shall meet the requirements of DuPage County regarding stormwater detention.
- 5. The petitioner shall meet the requirements of the Village's Building Code; if the amendments to the Building Code as outlined in this staff report are not approved, the site plan must be revised to meet the requirements of the Code. If those plans are not in substantial compliance with the plans as submitted for the Plan Commission's review, then an amendment to the approval will be necessary.

Section 5: 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 3rd day of February, 2000.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

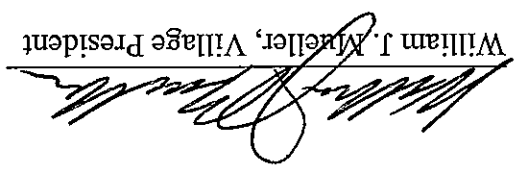
Passed on second reading this 18th day of May, 2000.

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

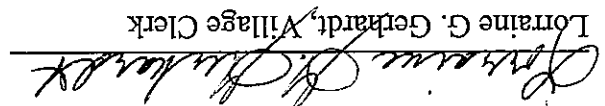
Nays: None

Absent: Trustee Kufrin

Approved this 18th day of May, 2000.

  
William J. Mueller, Village President

ATTEST:

  
Lorraine G. Gerhardt, Village Clerk



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