

ORDINANCE NO. 5818

**AN ORDINANCE GRANTING A CONDITIONAL USE
FOR A PLANNED DEVELOPMENT WITH A BUILDING HEIGHT DEVIATION
LOCATED IN THE B5 CENTRAL BUSINESS DISTRICT**

(PC 06-01; 7-37 East St. Charles Road; Hammerschmidt Property)

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 requesting approval of a conditional use for planned development with deviation from Section 155.416 (G) to the Zoning Ordinance to allow for a maximum building height of fifty-six feet (56') to provide for an architectural clock tower element, where a maximum of forty-five feet (45') is permitted; and

WHEREAS, public hearings on such application has been conducted by the Village of Lombard Plan Commission on January 23, 2006 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 petition, subject to conditions; 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 for a planned development with a deviation from Section 155.416 (G) of the Zoning Ordinance to allow for an increase in building height to fifty-six feet (56') for a clock tower, where a maximum building height of forty-five feet (45') is

permitted within the B5 Central Business District is hereby granted for the Subject Property legally described in Section 2 below, subject to the conditions set forth in Section 3 below:

SECTION 2: That the ordinance is limited and restricted to the property generally located at 7-37 East St. Charles Road, Lombard, Illinois, and legally described as follows:

LOT 2 OF THE ST. CHARLES CORRIDOR REDEVELOPMENT PLAT OF RESUBDIVISION, BEING A RESUBDIVISION OF BLOCK 15 AND BLOCK 16 OF THE ORIGINAL TOWN OF LOMBARD, A SUBDIVISION OF SECTION 5, 6, 7, AND 18 IN TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 2005 AS DOCUMENT NUMBER R2005-083483, IN DU PAGE COUNTY, ILLINOIS; ALSO

LOT 11 AND LOT 12 (EXCEPT THE WEST 28 FEET OF LOT 12) IN BLOCK 17 OF THE ORIGINAL TOWN OF LOMBARD, A SUBDIVISION OF SECTION 5, 6, 7, AND 18 IN TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 9483, IN DU PAGE COUNTY, ILLINOIS.

Parcel Numbers: 06-08-108-005, 009, 011 & 008

SECTION 3: The conditional use set forth in Section 1 above shall be granted subject to compliance with the following conditions:

1. The property shall be developed in substantial compliance with the site plan and building elevations, prepared by Sullivan Goulette Architects, updated January 23, 2006 as well as the landscape plan prepared by Gary R. Weber Associates, Inc., dated December 27, 2005, except as modified by the conditions of approval.
2. The increase in building height shall only be for the proposed clock tower element located on the northwest corner of the building as depicted on the submitted plans. Any height increase above the forty-five feet above grade shall only be for any architectural elements associated with the clock tower and shall not be used as living space.
3. The petitioner shall submit a Plat of Consolidation to the Village for review and approval. Said plat shall consolidate the subject properties into a single lot of record and shall be required concurrent with the building permit submittal.

4. The proposed wall signs shall be of a uniform design, shall not include 'box signs', and the wall signs shall be located on the building consistent with the submitted plans. The east elevation shall not include any building identification signage.
5. The final plans for the proposed project shall meet the comments set forth within the Inter-departmental Review Report.

SECTION 4: That Site Plan Approval authority is hereby granted for the planned development.

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 2nd day of February, 2006.

First reading waived by action of the Board of Trustees this ____ day of _____, 2006.

Passed on second reading this 2nd day of March, 2006.

Ayes: Trustees Gron, Tross, O'Brien, Sebby, Florey and Soderstrom

Nayes: None

Absent: None

Approved this 2nd day of March, 2006.


William J. Mueller, Village President

ATTEST:


Brigitte O'Brien, Village Clerk