

**ORDINANCE NO. 6748**

**AN ORDINANCE GRANTING APPROVAL OF A CONDITIONAL USE TO ESTABLISH THE SUBJECT PROPERTY AS A PLANNED DEVELOPMENT; A CONDITIONAL USE TO ALLOW FOR A CONTRACTORS, ARCHITECTS, AND ENGINEERS EQUIPMENT AND MATERIALS STORAGE YARD; A VARIATION FROM SECTIONS 155.420(F)(1)&(2) AND 155.508(C)(6)(A) TO REDUCE THE REQUIRED TWENTY-FIVE (25) FOOT FRONT AND CORNER SIDE YARD; AND, A MAJOR PLAT OF SUBDIVISION**

(PC 12-15; 1 E. Progress 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 defined below is zoned I Limited Industrial District; and,

WHEREAS, an application has been filed requesting approval of a conditional use per Section 155.420(C)(30) of the Zoning Ordinance to establish the subject property as a Planned Development; a conditional use per Section 155.420(C)(13) of the Zoning Ordinance to allow for a Contractors, architects, and engineers equipment and materials storage yard; a variation from Sections 155.420(F)(1)&(2) and 155.508(C)(6)(a) to reduce the required twenty-five (25) foot front and corner side yard; and, a major plat of subdivision.

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on July 16, 2012 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 uses, variations and major plat of subdivision described herein; 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 is hereby granted for the Subject Property, as described in Section 5 below, pursuant to Title 15, Chapter 155, Section 155.420(C)(30) of the Zoning Ordinance to establish the subject property as a Planned Development; and

SECTION 2: That a conditional use is hereby granted for the Subject Property, as described in Section 5 below, pursuant to Title 15, Chapter 155, Section 155.420(C)(13) of the Zoning Ordinance to allow for a Contractors, architects, and engineers equipment and materials storage yard; and

SECTION 3: That a variation is hereby granted for the Subject Property, as described in Section 5 below, pursuant to Title 15, Chapter 155, Sections 155.420(F)(1)&(2) and 155.508(C)(6)(a) to reduce the required twenty-five (25) foot front and corner side yard; and

SECTION 4: That a major plat of subdivision is hereby granted for the Subject Property, as described in Section 5 below.

SECTION 5: That this Ordinance is limited and restricted to the property located at 1 E. Progress Road, Lombard, Illinois and legally described as follows:

THE NORTH 285 FEET, AS MEASURED ON THE EAST AND WEST LINES, OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 03-32-301-017; (the "Subject Property").

SECTION 6: The requested zoning actions, as provided for in Sections 1-4 of this Ordinance shall be granted subject to compliance with the following conditions:

1. The petitioner shall develop the site in accordance with the Plan Commission Submittal Packet dated June 15, 2012 and companion materials board, prepared by DLR Group; the Site Geometric Plan, dated June 14, 2012 and amended July 10, 2012, W-T Civil Engineering, LLC.;

the Site Development Plan and Site Grading Plan dated June 14, 2012, W-T Civil Engineering, LLC.; the Landscape Plan, dated June 15, 2012 and as amended on July 10, 2012, prepared by Brusseau Design Group, LLC. and the Site Photometric Plan, dated June 14, 2012, prepared by W-T Mechanical/Electrical Engineering, Inc. and submitted as part of this request.

2. The deviation for the front yard setback relief along Main Street shall be limited to the exterior building aesthetic enhancements as depicted in the plan submittal packet and such improvements shall not be located closer than 21 feet from the right of way line. Furthermore, the deviation for the corner side yard setback along Progress Road shall be limited to the exterior building footprint as depicted in the plan submittal packet and shall not be located closer than 24 feet from the right of way line.
3. The petitioner's building improvements shall be designed and constructed consistent with Village Code and shall also address the comments included within the IDRC report.
4. As part of the public improvements, the petitioner shall provide full public improvements as required by Sections 154.304 and 154.306 of the Lombard Subdivision and Development Ordinance. The final design and location of all public improvements, including public sidewalk placement along Main Street and Progress Road shall be reviewed and approved by the Village.
5. That concurrent with the planned development approval, site plan approval authority be granted to the Plan Commission.

SECTION 3: 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 \_\_\_\_\_ 2012.  
First reading waived by action of the Board of Trustees this 6th day of September,  
2012.

Passed on second reading this 6<sup>th</sup> day of September, 2012.

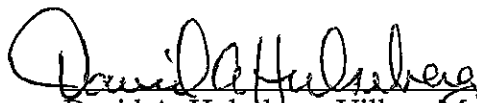
Ordinance No. 6748  
Re: PC 12-15  
Page 4

AYES: Trustees Gron, Giagnorio, Wilson, Breen, Fitzpatrick and Ware

NAYS: None

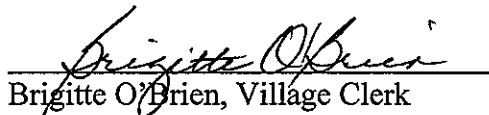
ABSENT: None

APPROVED this 6<sup>th</sup> day of September, 2012.



David A. Hulseberg, Village Manager  
(Pursuant to the Authority Granted by the  
Village Board at the September 6, 2012  
Village Board Meeting)

ATTEST:

  
Brigitte O'Brien, Village Clerk

Published by me in pamphlet form this 7th day of September, 2012.

  
Brigitte O'Brien, Village Clerk