

ORDINANCE 7652

PAMPHLET

**PC 19-06: CONNECT 44, 1464-1514 S. MAIN STREET
(MANOR SHILL SCHOOL AND GLENN WESTLAKE MIDDLE SCHOOL)
AND FINLEY ROAD AND 16th STREET (FOUR SEASONS PARK)**



PUBLISHED IN PAMPHLET FORM THIS 3rd DAY OF MAY 2019, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.



Sharon Kuderna
Village Clerk

ORDINANCE NO. 7652

**AN ORDINANCE APPROVING A PLANNED DEVELOPMENT WITH
COMPANION VARIATIONS AND DEVIATIONS FROM THE
ZONING AND SIGN ORDINANCES ON THE SUBJECT PROPERTY
LOCATED WITHIN THE CR CONSERVATION RECREATION
DISTRICT; FOR THE PROPERTY AT 1464-1514 S. MAIN STREET
AND FINLEY ROAD AND 16TH STREET**

PC 19-06; Connect 44 1464-1514 S. Main Street (Manor Hill School and Glenn Westlake Middle School) and Finley Road and 16th Street (Four Seasons Park)

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, variations, and deviations, pursuant to the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code):

1. Approve a conditional use for a new planned development with the following companion variations and deviations from the Zoning Ordinance (Section 155 of the Village Code):
 - a. A deviation from Section 155.404(G) to allow a building height of forty-two feet (42') where a maximum of thirty feet (30') is permitted;
 - b. A variation from Section 155.706(C)(1) to reduce the required perimeter parking lot landscaping for a parking lot that crosses a property line; and
 - c. A variation from Section 155.224(A)(3) to allow four roof mounted small scale wind energy systems on a property where a maximum of one roof mounted small scale wind energy system is permitted.

2. Approve the following variations to the Sign Ordinance (Section 153 of the Village Code):
 - a. A variation from Section 153.210(E) to allow for an automatic changeable copy reader board of twenty-four (24) square feet where sixteen (16) square feet is permitted;
 - b. A variation from Section 153.501(B)(5)(b) to allow for a freestanding sign of seventy-eight (78) square feet where fifty (50) square feet is permitted;
 - c. A variation from Section 153.501(B)(5)(f) to allow a setback of twenty (20) feet from a major arterial street where freestanding signs must be at least twenty-five (25) feet from the right-of-way;
 - d. A variation from Section 153.218(B) to allow for informational signs of twenty-six (26) square feet where six (6) square feet is permitted; and
 - e. A variation from Section 153.218(C) to allow for informational signs of six (6) feet in height where four (4) feet in height is permitted.

3. Grant site plan approval authority to the Lombard Plan Commission pursuant to Section 155.511 of the Village Code.

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on April 15, 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 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, variations, and deviations 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 for a new planned development with the following companion variations and deviations from the Zoning Ordinance (Section 155 of the Village Code):
 - d. A deviation from Section 155.404(G) to allow a building height of forty-two feet (42') where a maximum of thirty feet (30') is permitted;
 - e. A variation from Section 155.706(C)(1) to reduce the required perimeter parking lot landscaping for a parking lot that crosses a property line; and
 - f. A variation from Section 155.224(A)(3) to allow four roof mounted small scale wind energy systems on a property where a maximum of one roof mounted small scale wind energy system is permitted.
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 - c. A variation from Section 153.501(B)(5)(f) to allow a setback of twenty (20) feet from a major arterial street where freestanding signs must be at least twenty-five (25) feet from the right-of-way;
 - d. A variation from Section 153.218(B) to allow for informational signs of twenty-six (26) square feet where six (6) square feet is permitted; and

- e. A variation from Section 153.218(C) to allow for informational signs of six (6) feet in height where four (4) feet in height is permitted.
3. Grant site plan approval authority to the Lombard Plan Commission pursuant to Section 155.511 of the Village Code.

SECTION 2: That this ordinance is limited and restricted to the subject property generally located at 1464-1514 S. Main Street (Manor Hill School and Glenn Westlake Middle School) and Finley Road and 16th Street (Four Seasons Park), Lombard, Illinois, and more specifically legally described as set forth below:

THE SOUTH ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ (EXCEPT THE EASTERLY 50 FEET THEREOF) OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

Parcel Number(s): 06-19-206-011, 06-19-207-017,

PART OF THE NORTH ½ OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

Parcel Number(s): 06-19-400-029, 06-19-400-014

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;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. This relief shall be valid for a period of one year from the date of approval of the ordinance.

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 _____, 2019.

First reading waived by action of the Board of Trustees this 2nd day of May, 2019.

Passed on second reading this 2nd day of May, 2019, pursuant to a roll call vote as follows:

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

Nays: None

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Re: PC 19-06

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Absent: None

Approved by me this 2nd day of May, 2019.


Keith T. Giagnorio, Village President

ATTEST:


Sharon Kuderna, Village Clerk

Published in pamphlet form this 3rd day of May, 2019.


Sharon Kuderna, Village Clerk