ORDINANCE 7824

PAMPHLET

PC 20-11: 130-144 E. ST. CHARLES ROAD
CONDITIONAL USE

PUBLISHED IN PAMPHLET FORM THIS 19th DAY OF JUNE 2020, BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

Sharon Kuderna
Village Clerk

ORDINANCE NO. 7824

AN ORDINANCE GRANTING APPROVAL OF A CONDITIONAL USE PURSUANT TO THE LOMBARD ZONING ORDINANCE FOR A PLANNED DEVELOPMENT AND BUILDING HEIGHT

(PC 2011: 136-140 E. St. Charles Road)

(See also Ordinance No. 7825)

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, an application has heretofore been filed requesting approval of a conditional use pursuant to the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code) for an amendment to a conditional use for a planned development as established by Ordinance 7194, pursuant to Section 155.419(C)(18) of Village Code, to add the properties at 136 and 140 E. St. Charles Road to the previously established planned development for the property at 130 E. St. Charles Road and for a conditional use for maximum building height pursuant to Section 155.419(G)(2) of Village Code for thirty-six feet (36'), where thirty feet (30") is required to allow for an elevator and accessible roof, as set forth in Section 1 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on May 18, 2020, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval for an amendment to a conditional use for a planned development and as established by Ordinance 7194, pursuant to Section 155.419(C)(18) of Village Code, to add the properties at 136 and 140 E. St. Charles Road to the previously established planned development for the property at 130 E. St. Charles Road and for a conditional use for maximum building height pursuant to Section 155.419(G)(2) of Village Code for thirty-six feet (36'), where thirty feet (30") is required to allow for an elevator and accessible roof 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 for an amendment to a conditional use for a planned development and as established by Ordinance 7194, pursuant to Section 155.419(C)(18) of Village Code, to add the properties at 136 and 140 E. St. Charles Road to the previously

established planned development for the property at 130 E. St. Charles Road and for a conditional use for maximum building height pursuant to Section 155.419(G)(2) of Village Code for thirty-six feet (36'), where thirty feet (30") is required to allow for an elevator and accessible roof described herein, 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 136-140 E. St. Charles Road, Lombard, Illinois, and legally described as follows:

LOTS 5 & 6 IN BLOCK 19 IN H.O. STONE & CO.'S ADDITION TO LOMBARD, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 5, AND PART OF THE NORTHWEST QUARTER OF SECTION 8 TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED.

PIN: 06-08-104-008 and 06-08-104-009

SECTION 3: This Ordinance is approved subject to compliance with the following conditions:

1. That the petitioner shall be required to apply for and receive building permits prior to construction;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. The building height conditional use shall be exclusively for a required elevator and its associated infrastructure, as depicted within the submitted plans made a part of the petition;
4. An administrative plat of consolidation for the 136 and 140 E. St. Charles Road lots will need to be submitted for approval by the Village, making the properties a single lot of record, prior to the issuance of a building permit; and
5. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the proposed building is not established by said date, this relief shall be deemed null and void.

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 _____, 2020.

First reading waived by action of the Board of Trustees this 18th day of June, 2020.

Passed on second reading this 18th day of June, 2020, pursuant to a roll call vote as follows:

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

Nays: None

Absent: Trustee Foltyniewicz

Approved by me this 18th day of June, 2020.

Keith T. Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published in pamphlet from this 19th day of June, 2020.

Sharon Kuderna, Village Clerk