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FRED BUCHOLZ, RECORDER  
DUPAGE COUNTY ILLINOIS  
05/09/2019 08:56 AM

DOCUMENT # R2019-035137

## **ORDINANCE 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**

**PIN(s): 06-19-400-029, 06-19-400-014**

**ADDRESS: 1464-1514 S. Main Street, Lombard, IL 60148**

**Prepared by and Return To:  
Village of Lombard  
255 E. Wilson Avenue  
Lombard, IL 60148**

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I, **Janet Downer**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

I further certify that attached hereto is a copy of

ORDINANCE 7652

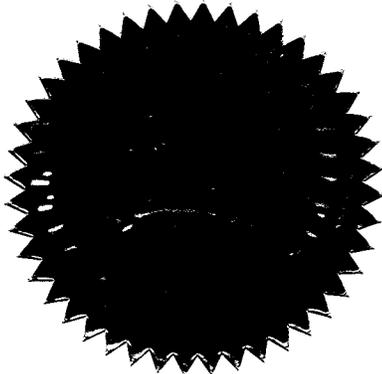
AN ORDINANCE APPROVING A PLANNED  
DEVELOPMENT WITH COMPANION VARIATIONS  
AND DEVIATIONS FROM THE ZONING AND SIGN  
ORDINANCES ON THE SUBJECT PROPERTY  
LOCATED WITHIN THE CR CONSERVATION  
RECREATION DISTRICT; FOR THE PROPERTY AT  
1464-1514 S. MAIN STREET AND FINLEY ROAD AND  
16TH STREET

PIN(s): 06-19-206-011, 06-19-207-017, 06-19-400-029, 06-19-400-014

ADDRESS: 1464-1514 S. Main Street, Lombard, IL 60148

of the said Village as it appears from the official records  
of said Village duly approved this 2<sup>nd</sup>  
day of May, 2019.

**In Witness Whereof**, I have hereunto affixed my official signature and the Corporate  
Seal of said **Village of Lombard**, Du Page County, Illinois this 10<sup>th</sup>  
day of May, 2019.



Janet Downer  
Deputy Village Clerk  
Village of Lombard  
DuPage County, Illinois

**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 16<sup>th</sup> STREET (FOUR SEASONS PARK)**



PUBLISHED IN PAMPHLET FORM THIS 3<sup>rd</sup> 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.
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.

**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 2<sup>nd</sup> day of May, 2019.

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

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

Nays: None

Ordinance No. 7652

Re: PC 19-06

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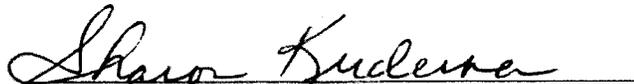
Absent: None

Approved by me this 2<sup>nd</sup> day of May, 2019.



Keith T. Giagnorio, Village President

ATTEST:



Sharon Kuderna, Village Clerk

Published in pamphlet form this 3<sup>rd</sup> day of May, 2019.



Sharon Kuderna, Village Clerk