



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
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ORDINANCE 7104

**GRANTING CONDITIONAL USE APPROVAL FOR A PLANNED
DEVELOPMENT WITH COMPANION DEVIATIONS AND
VARIATIONS FROM THE LOMBARD SUBDIVISION AND
DEVELOPMENT AND ZONING ORDINANCES**

P.I.N.: 06-07-206-041

ADDRESS: 27 W. Grove Street, Park Place, IL 60148

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



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 7104

GRANTING CONDITIONAL USE APPROVAL FOR A PLANNED
DEVELOPMENT WITH COMPANION DEVIATIONS AND VARIATIONS
FROM THE LOMBARD SUBDIVISION AND DEVELOPMENT AND
ZONING ORDINANCES

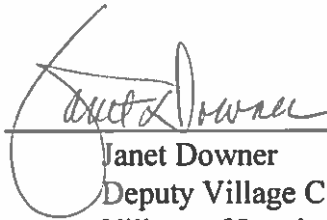
P.I.N.: 06-07-206-041

ADDRESS: 27 W. Grove Street, Park Place, IL 60148

of the said Village as it appears from the official records
of said Village duly approved this 13th
day of August, 2015.

In Witness Whereof, I have hereunto affixed my official signature and the
Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 27th
day of October, 2015.



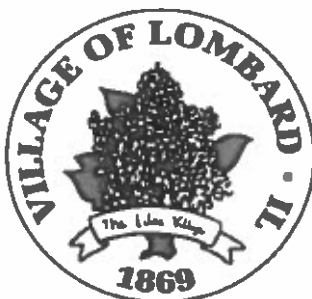


Janet Downer
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

ORDINANCE 7104

PAMPHLET

**PC 15-19: 27 W. GROVE STREET
SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT**



**PUBLISHED IN PAMPHLET FORM THIS 14th DAY OF AUGUST, 2015, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.**

A handwritten signature in cursive script, reading "Sharon Kuderna", is written over a horizontal line.

**Sharon Kuderna
Village Clerk**

ORDINANCE NO. 7104

**AN ORDINANCE GRANTING CONDITIONAL USE APPROVAL FOR A
PLANNED DEVELOPMENT WITH COMPANION DEVIATIONS AND
VARIATIONS FROM THE LOMBARD SUBDIVISION AND DEVELOPMENT
AND ZONING ORDINANCES**

(PC 15-19: 27 W. Grove Street, Park Place)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Subdivision and Development Ordinance, otherwise known as Title 15, Chapter 154 of the Code of Lombard, Illinois; and, 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 R6 Central Residence District; and,

WEREAS, an application has heretofore been filed requesting approval of a conditional use for a planned development to provide for the construction of a seven (7) lot planned development to be commonly referred to as Park Place, and variations and deviations from the Lombard Subdivision and Development Ordinance (Title 15, Chapter 154 of the Village Code) and Zoning Ordinance (Title 15, Chapter 155 of the Village Code) 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 July 20, 2015 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 for a planned development with companion deviations and variations 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 a planned development with the following companion deviations and variations from the Lombard Subdivision and Development and Zoning Ordinances 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 Major Plat of Subdivision;

2. For Lot 1 and Lot 2 of the proposed resubdivision, approve a deviation from Section 154.506 (D) to allow for a lot without public frontage; and
3. For Lot 1 through Lot 6 of the proposed resubdivision for the detached single-family dwellings, approve the following:
 - a. A deviation from Section 155.212 to reduce the minimum required front yard setback for a roofed-over porch not projecting more than seven feet (7') from the front wall of the principal structure from twenty five feet (25') to six feet (6');
 - b. A deviation from Section 155.411 (D)(1) to reduce the minimum required lot area from 7,500 square feet to 2,000 square feet;
 - c. A deviation from Section 155.411 (E)(1) to reduce the minimum required lot width from sixty feet (60') to thirty feet (30');
 - d. A deviation from Section 155.411 (F)(1)(a)(i)(b) to reduce the minimum required front yard setback from thirty feet (30') to thirteen (13');
 - e. A deviation from Section 155.411 (F)(1)(c) to reduce the minimum required interior side yard setback from six feet (6') to three and one-half feet (3.5'), exclusive of any publicly recorded easement areas;
 - f. A deviation from Section 155.411 (F)(1)(d) to reduce the minimum required rear yard setback from thirty feet (30') to fifteen feet (15'); and
 - g. A deviation from Section 155.411 (I) to reduce the minimum required open space from fifty percent (50%) to thirty-three percent (33%).

SECTION 2: That this ordinance is limited and restricted to the subject property generally located at 27 W. Grove Street, Lombard, Illinois, and legally described as follows:

LOT 1 IN GROVE PARK LLC PLAT OF CONSOLIDATION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 2007 AS DOCUMENT R2007-064108, IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS:

(LOT 7 IN GROVE PARK SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE

11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 19, 1926 AS DOCUMENT 225275, IN DUPAGE COUNTY, ILLINOIS.

ALSO:

THE NORTH 160 FEET OF THE WEST 83.6 FEET OF THE EAST 346.72 FEET OF LOT 1 IN BLOCK 11 OF THE TOWN OF LOMBARD, BEING A SUBDIVISION IN SECTIONS 5, 6, 7, 8 & 18, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1868 AS DOCUMENT 9483, IN DUPAGE COUNTY, ILLINOIS.)

Parcel Number: 06-07-206-041

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. The zoning actions set forth shall be contingent upon the petitioner, Airhart Construction, LLC, taking title to the property no later than December 31, 2015. Shall Airhart Construction, LLC, not take title by the aforementioned date, the relief associated with the petition shall be null and void;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Codes and Ordinances;
3. That the building improvements shall be designed and constructed consistent with Village Code and shall address the comments included within the IDRC report, including the Building Division's request that combustible projections (soffits, etc.) are to be five feet (5') apart or greater on adjacent structures per the 2012 International Residential Code;
4. The petitioner shall submit a final engineering plan for review and approval for the proposed site improvements for the project. Said plan shall meet all provisions of Village Code, except as varied by this petition; and
5. The petitioner shall provide an updated Final Plat of Subdivision based on the comments included within the IDRC report.

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.

Ordinance No. 7104

Re: PC 15-19

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Passed on first reading this ____ day of ____, 2015.

First reading waived by action of the Board of Trustees this 13th day of August, 2015.

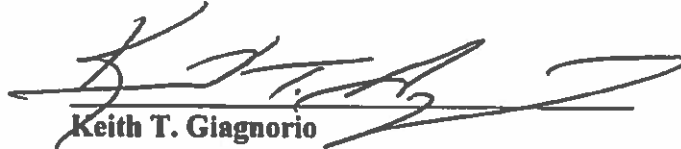
Passed on second reading this 13th day of August, 2015.

Ayes: Trustee Whittington, Fugiel, Johnston, Pike and Ware

Nays: None

Absent: Trustee Foltyniewicz

Approved this 13th day of August, 2015.


Keith T. Giagnorio
Village President

ATTEST:


Sharon Kuderna
Village Clerk

Published by me in pamphlet form on this 14th day of August, 2015.


Sharon Kuderna
Village Clerk