

8 1 0 7 1 4 7 1
Tx:40416294

KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
04/18/2022 11:28 AM

DOCUMENT # R2022-038866

ORDINANCE 8046

AN ORDINANCE GRANTING APPROVAL OF A PLANNED DEVELOPMENT WITH COMPANION DEVIATIONS AND VARIATIONS FROM THE LOMBARD CODE OF ORDINANCES AND GRANTING APPROVAL OF A PRELIMINARY PLAT OF SUBDIVISION

**PIN(s) : 06-20-301-017, 06-20-301-019, 06-20-301-072,
06-20-301-073, 06-20-302-005**

ADDRESS: 14, 101, 104 and 112 E. 20th Street, Lombard, IL

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



I, **Sheila York**, 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 true and correct copy of

ORDINANCE NO 8046

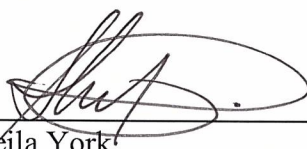
PC 22-01: Norbury Crossings
Subdivision - 14, 101, 104 and 112
E. 20th Street
Planned Development

PINS: 06-20-301-017, 06-20-301-019, 06-20-301-012
06-20-301-073, 06-20-302-005
ADDRESS: 14, 101, 104, and 112 E. 20th Street, Lombard, IL

of the said Village as it appears from the official records
of said Village duly approved this 7th day of
April, 2022.

In Witness Whereof, I have hereunto affixed my official signature
and the Corporate Seal of said **Village of Lombard**, DuPage County,
Illinois this 13th of April, 2022.





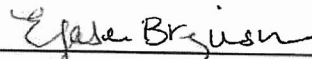
Sheila York
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

**ORDINANCE 8046
PAMPHLET**

**PC 22-01: NORBURY CROSSINGS SUBDIVISION – 14, 101, 104 AND 112 E. 20TH
STREET – PLANNED DEVELOPMENT**



PUBLISHED IN PAMPHLET FORM THIS 8TH DAY OF APRIL, 2022, BY ORDER OF
THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.



Elizabeth Brezinski
Village Clerk

ORDINANCE NO. 8046

**AN ORDINANCE GRANTING APPROVAL OF A PLANNED
DEVELOPMENT WITH COMPANION DEVIATIONS AND VARIATIONS
FROM THE LOMBARD CODE OF ORDINANCES AND GRANTING
APPROVAL OF A PRELIMINARY PLAT OF SUBDIVISION**

(PC 22-01: 14, 101, 104 and 112 E. 20th Street – Norbury Crossings Subdivision)

(See also Ordinance No(s). 8043, 8044, 8045)

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 President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Sign Ordinance, otherwise known as Title 15, Chapter 153 of the Code of Lombard, Illinois; and,

WHEREAS, an application has heretofore been filed requesting approval of a planned development with companion deviations and variations from the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code) and the Lombard Sign Ordinance (Title 15, Chapter 153 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 January 24, 2022, 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 planned development with companion conditional uses, 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 planned development with companion deviations and variations from the Lombard Code of 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. Pursuant to Section 155.407(C) of Village Code, establish a new planned development for the property, including relief from the following standards, as set forth more fully as follows:
 - a. Pursuant to Section 154.507(D) of Village Code, approve variations for stormwater outlots as follows:
 - i. For Outlot A, a variation to allow an outlot with a frontage width of zero feet abutting an improved public street, where 20 feet is required;
 - ii. For Outlot C, a variation to allow an outlot with a frontage width of 10 feet abutting an improved public street, where 20 feet is required; and
 - iii. For Outlot D, a variation to allow an outlot with a frontage width of 12 feet abutting an improved public street, where 20 feet is required.
 - b. Pursuant to Section 155.407(D) of Village Code, approve deviations for lot area as follows:
 - i. For Lot 1, allow a lot area of 6,766 square feet, where 7,500 square feet is required;
 - ii. For Lot 2, allow a lot area of 6,906 square feet where 7,500 square feet is required;
 - iii. For Lot 7, allow a lot area of 6,644 square feet where 7,500 square feet is required;
 - iv. For Lot 9, allow a lot area of 7,444 square feet where 7,500 square feet is required;
 - v. For Lot 15, allow a lot area of 6,824 square feet where 7,500 square feet is required;
 - vi. For Lot 16, allow a lot area of 6,477 square feet where 7,500 square feet is required;
 - c. Pursuant to Section 155.407(E) of Village Code, approve deviations for lot width as follows:
 - i. For Lot 1, allow a lot width of 58 feet where 60 feet is required;
 - ii. For Lot 9, allow a lot width of 51.3 feet where 60 feet is required;

- d. Pursuant to Section 155.407(F)(1) of Village Code, approve a deviation to allow a minimum front yard setback of 30 feet for Lots 1 through 19, irrespective of the front yard setback of existing single-family dwellings on abutting lots;
 - e. Pursuant to Section 155.407(H) of Village Code, approve deviations for open space as follows:
 - i. For Lots 1, 2, 7, 9, 15 and 16, approve deviations for minimum open space in order to allow 3,750 square feet of lot coverage, with the remaining lot area being provided as open space; and
2. Approve a preliminary plat of subdivision.

SECTION 2: That this ordinance is limited and restricted to the subject property generally located at 14, 101, 104 and 112 E. 20th Street,, Lombard, Illinois, and legally described as follows:

PARCEL 1

TRACT 26 AND THE NORTH 311.50 FEET (AS MEASURED ALONG THE EAST AND WEST LINES THEREOF) OF TRACT 25 IN FRED'K H. BARTLETT'S HILLSDALE FARMS, BEING A SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 20 AND THE EAST 50 FEET OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1941 AS DOCUMENT 422592, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2

TRACT 24 AND TRACT 25 EXCEPT THE NORTH 311.50 FEET (AS MEASURED ALONG THE EAST AND WEST LINES THEREOF) OF TRACT 25 IN FRED'K H. BARLETT'S HILLSDALE FARMS, BEING A SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 20 AND THE EAST 50 FEET OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1941 AS DOCUMENT 422592, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3

ALSO THE NORTH ½ OF TRACT 19 IN FREDERICK H. BARTLETT'S FARMS, A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20 AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19,

TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1941 AS DOCUMENT
422592, IN DUPAGE COUNTY, ILLINOIS.

PINs: 06-20-301-017, 06-20-301-019, 06-20-301-072, 06-20-301-073, 06-20-302-005

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

1. 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 Code;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. The cross-access easement providing access to Outlot A shall be finalized and recorded with DuPage County prior to submittal of the final plat of subdivision for approval by the Village Board, with said cross-access easement referenced on the final plat of subdivision; and
4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

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 17th day of March, 2022.

Passed on second reading this 7th day of April, 2022, pursuant to a roll call vote as follows:

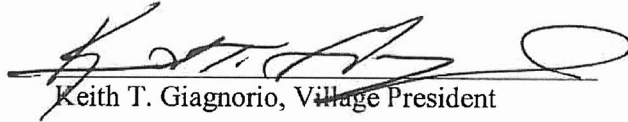
Ayes: Trustee LaVaque, Puccio, Dudek, Honig, Militello and Bachner

Nays: _____

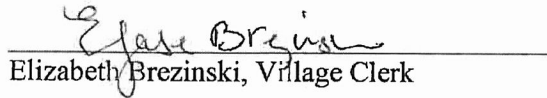
Absent: _____

Ordinance No. 8046
Re: PC 22-01
Page 5

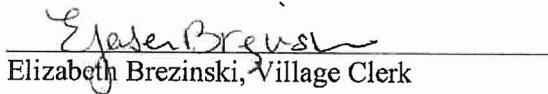
Approved by me this 7th day of April, 2022.


Keith T. Giagnorio, Village President

ATTEST:


Elizabeth Brezinski, Village Clerk

Published in pamphlet from this 8th day of April, 2022.


Elizabeth Brezinski, Village Clerk