

ORDINANCE NO. 06-03-07

**AN ORDINANCE AMENDING CHAPTER 18, SECTION 18.2 OF THE
CLARENDON HILLS VILLAGE CODE IN REGARD TO THE OFFICIAL
COMPREHENSIVE PLAN – DOWNTOWN MASTER PLAN**

WHEREAS, the Village of Clarendon Hills (the “Village”) has prepared and adopted an Official Comprehensive Plan (the “Plan”), as incorporated into the Clarendon Hills Village Code (the “Code”) as Chapter 18 thereof, which guides the development of property within the jurisdiction of the Village, in order to protect the public health, safety, and welfare; and

WHEREAS, the President and Board of Trustees may from time to time revise and amend the text of the Plan, when it is determined to be in the best interests of the Village; and

WHEREAS, after holding three (3) public workshops and conducting three (3) surveys, the Village has, under the guidance of the Central Business District Plan Steering Committee and the consultants engaged by the Village, prepared the Downtown Master Plan; and

WHEREAS, the Zoning Board of Appeals/Plan Commission of the Village held a properly noticed public hearing on December 15, 2005 and January 16, 2006 to review the Downtown Master Plan, and has recommended its adoption, with conditions, as an element of the Plan to cover the central business district of the Village; and

WHEREAS, the President and Board of Trustees of the Village have reviewed the findings and recommendation of the Zoning Board of Appeals/Plan Commission, and accept and incorporate same by reference as if set forth herein;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Clarendon Hills, DuPage County, Illinois, as follows:

SECTION 1. That Chapter 18, Section 18.2 of the Clarendon Hills Village Code is hereby amended by adding a new Subsection D thereto which shall read in its entirety as follows:

“D. The Downtown Master Plan, prepared by S.B. Friedman & Company, The Lakota Group, and Metro Transportation Group, dated December 2005, as amended and approved as amended by Ordinance No. 06-03-07, adopted March 6, 2006. A copy of said Downtown Master Plan, with all amendments as made by Ordinance No. 06-03-07, adopted March 6, 2006, shall be placed on file with the Village Clerk and the Village’s Community Development Department.”

SECTION 2. That a copy of the Downtown Master Plan, dated December 2005, as referenced in Section 1 above, is attached hereto as Exhibit “A” and incorporated herein.

SECTION 3. That the Downtown Master Plan, dated December 2005, as referenced in Section 1 above and attached hereto as Exhibit “A”, is hereby amended as follows:

A. The following language shall be added to the end of the first sentence in Chapter 1. Introduction and Background:

“, while serving to enhance the character of Clarendon Hills.”; and

B. The following paragraph shall be added as the second and third paragraphs of Chapter 5. Master Plan Summary:

“The land uses, building configurations and densities shown for particular parcels in the Master Plan are intended to conceptually illustrate desirable uses, configurations and densities. All proposed developments shall be subject to the zoning and land use regulations of the Village of Clarendon Hills. The Village will review the proposal to ensure that it meets the goals and policies of the Village of Clarendon Hills, including the overall goals of the Downtown Master Plan.

For any location where individual buildings are described as two- to three-stories in height, three-story buildings will be considered when the proposed structure demonstrates high-quality architectural design and features, and appropriate relationships to adjacent uses, as determined through the Village’s zoning and/or design review processes. Such building should incorporate stepbacks and articulation to reduce the scale of the structure. Mixed-use buildings should also have a clearly defined retail base with glass storefronts.”

C. The third paragraph in Chapter 5. Master Plan Summary, under the section titled NORTHEAST QUADRANT shall be replaced to read in its entirety as follows:

“The Plan shows how the service uses located on the north side of Burlington, east of Prospect, could eventually be redeveloped with small condominium buildings and rowhomes. These buildings are shown at two- to three-stories tall, with first-floor parking. Small, first-floor commercial uses could be accommodated on the block closest to Village Hall. Because there may be a continued demand for service commercial uses in this quadrant, proposed redevelopments that incorporate first-floor commercial uses beyond the corner may be considered. These proposals would be subject to compliance with the applicable zoning and parking requirements for the proposed uses.”

D. The second sentence of the fourth paragraph in Chapter 5. Master Plan Summary, under the section titled SOUTHEAST QUADRANT shall be replaced to read in its entirety as follows:

“The southeast corner of the new Ann and Prospect intersection would be redeveloped with a three-story mixed-use building, while the northeast corner would accommodate a two- to three-story mixed use building.”

E. The first sentence of the sixth paragraph in Chapter 5. Master Plan Summary, under the section titled SOUTHEAST QUADRANT shall be replaced to read in its entirety as follows:

“The Plan shows two- to three-story condominium buildings above the garage.”

F. The phrase “3-story” in the descriptions of Buildings “F” and “H” on Figure 5.4 – Northeast Quadrant shall be replaced with the phrase “2- to 3-story”

G. The phrase “3-story” in the descriptions of Buildings “A” and “D” on Figure 5.6 – Southeast Quadrant shall be replaced with the phrase “2- to 3-story”

SECTION 4. All Ordinances or parts of Ordinances in conflict with or which are inconsistent with this Ordinance, are hereby repealed to the extent of any such conflict or inconsistency.

SECTION 5. This Ordinance shall be in full force and effect ten (10) days from and after its passage, approval, and publication in pamphlet form as provided by law.

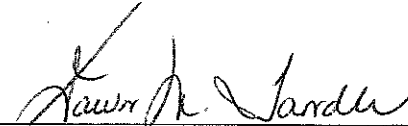
PASSED by the Village President and Board of Trustees of the Village of Clarendon Hills, DuPage County, Illinois, pursuant to a roll call voted, and approved by the Village President, this 6th day of March, 2006.

ROLL CALL VOTE:


AYES: Trustees Alongi, Flood, Karaba, O'Toole, Pedersen, and Robertson

NAYS: None

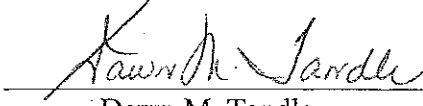
ABSENT: None


Dawn M. Tandle
Village Clerk




Diane Hiller
Village President

Published by me in pamphlet form this 8th day of March, 2006.


Dawn M. Tandle
Village Clerk