



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
JUN.16,2009 4:07 PM
OTHER 06-08-411-033
005 PAGES R2009-091935

ORDINANCE 6321

**GRANTING CONDITIONAL USE APPROVAL FOR A
PLANNED DEVELOPMENT AND RELIGIOUS
INSTITUTION IN THE R2 SINGLE FAMILY DISTRICT**

PIN: 06-08-411-032, -033, and -034

Address: ⁵³⁶~~528~~ E. Madison Street, Lombard, IL 60148

Return To:

Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148

5

ORDINANCE NO. 6321

**AN ORDINANCE GRANTING CONDITIONAL USE APPROVAL
FOR A PLANNED DEVELOPMENT AND RELIGIOUS INSTITUTION IN THE
R2 SINGLE FAMILY DISTRICT**

⁵³⁶
PC 09-04; 528 E. Madison Street (Lombard Mennonite Church)

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 is zoned R2 Single-Family Residence District; and,

WHEREAS, an application has been filed requesting conditional use approval for a planned development and a religious institution; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on March 16, 2009 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 and religious institution; 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: The following conditional use approvals for a planned development and religious institution are hereby granted relative to the Subject Property, subject to the conditions set forth in Section 2.

SECTION 2: The conditional use approvals set forth in Sections 1 above shall be granted subject to compliance with the following conditions:

1. The petitioner shall develop the site in accordance with the Site Plan, prepared by Nevin Hedlund Architects, Inc., dated February 5, 2009.
2. That the petitioner shall satisfactorily address the comments included within the IDRC report.
3. All dumpsters located on the subject property shall be properly enclosed per Section 155.710 of the Lombard Zoning Ordinance
4. The existing single family residence located at the southeast corner of the site shall be permitted with respect to the east side yard setback as a legal non-conforming structure..

SECTION 3: That the ordinance is limited and restricted to the property generally located at ~~528~~ E. Madison, Lombard, Illinois and legally described as follows:

536

THE EAST 160 FEET OF THE SOUTH 377 FEET OF LOT 7 AND THE SOUTH TWO THIRDS OF LOT 8, EXCEPT FROM THE SAID SOUTH TWO THIRDS OF LOT 8 THE FOLLOWING THREE TRACTS: (1) THE NORTH 15 FEET OF SAID SOUTH TWO THIRDS OF LOT 8; (2) THAT EAST OF THE EAST 159 FEET OF THE SOUTH TWO THIRDS OF LOT 8 LYING SOUTH OF THE SAID NORTH 15 FEET; AND (3) THE SOUTH 220 FEET OF THE WEST 75 FEET OF THE EAST 234 FEET OF THE SOUTH TWO THIRDS OF LOT 8, IN BLOCK 14 IN LOMBARD HIGHLANDS, A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON SEPTEMBER 3, 1920 AS DOCUMENT 144105 IN DUPAGE COUNTY, ILLINOIS; ALSO,

THE SOUTH 220 FEET OF THE WEST 75 FEET OF THE EAST 234 FEET OF THE SOUTH TWO THIRDS OF LOT 8 IN BLOCK 14 IN LOMBARD HIGHLANDS, A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF

Ordinance No. 6321
Re: PC 09-04
Page 3

RECORDED ON SEPTEMBER 3, 1920 AS DOCUMENT 144105 IN DUPAGE COUNTY, ILLINOIS.

Parcel Numbers: 06-08-411-032, -033, -034

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 _____, 2009.

First reading waived by action of the Board of Trustees this 16th day of April, 2009.

Passed on second reading this 16th day of April, 2009.

Ayes: Trustees Gron, Tross, O'Brien, Moreau, Fitzpatrick and Soderstrom

Nays: None

Absent: None

Approved this 16th, day of April, 2009.


William J. Mueller, Village President

ATTEST:


Brigitte O'Brien, Village Clerk



I, **Barbara A. Johnson**, 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

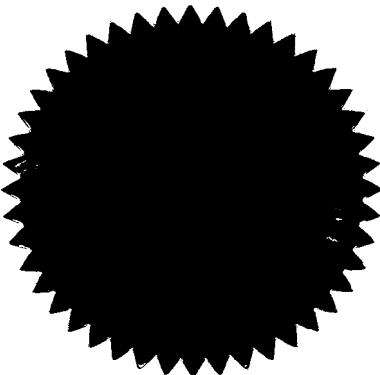
ORDINANCE 6321
GRANTING CONDITIONAL USE APPROVAL FOR
A PLANNED DEVELOPMENT AND RELIGIOUS
INSTITUTION IN THE R2 SINGLE FAMILY
DISTRICT

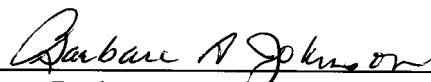
PIN: 06-08-411-032, -033 and -034

Address: 528 E. Madison Street, Lombard, IL

of the said Village as it appears from the official records of said Village duly approved this 16th day of April, 2009.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 20th day of May, 2009.





Barbara A. Johnson
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois