

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda


Resolution or Ordinance (Blue)       Waiver of First Requested  
 Recommendations of Boards, Commissions & Committees (Green)  
 Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : July, 9, 2021                      (BOT) Date: July 15, 2021

SUBJECT: PC 21-16: God's Congregation Worship Center, 401 W. St Charles Road

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

**BACKGROUND/POLICY IMPLICATIONS:**

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, God's Congregation Worship Center, requests a conditional use pursuant to Section 155.414(C)(22) of the Lombard Village Code to allow for a religious institution to operate on the subject property located within the B2 General Neighborhood Shopping District.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the July 15, 2021, Board of Trustees agenda with a waiver of first reading.

**Fiscal Impact/Funding Source:**

Review (as necessary):

Finance Director \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager \_\_\_\_\_ Date \_\_\_\_\_

**NOTE:** All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the agenda distribution.



## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** William J. Heniff, AICP, Director of Community Development *WJH*

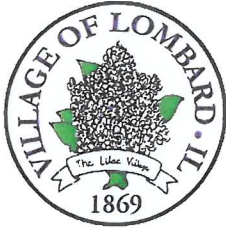
**MEETING DATE:** July 15, 2021

**SUBJECT:** **PC 21-16, 401 W. St. Charles Road – Conditional use for a religious institution**

Please find the following items for Village Board consideration as part of the July 15, 2021, Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 21-16; and
3. An Ordinance granting approval of a conditional use for a property located at 401 W. St. Charles Road.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the July 15, 2021, Board of Trustees agenda with a waiver of first reading.



## VILLAGE OF LOMBARD

255 E. Wilson Ave.  
Lombard, Illinois 60148-3926  
(630) 620-5700 Fax (630) 620-8222  
www.villageoflombard.org

July 15, 2021

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Liz Brezinski

**Trustees**  
Brian LaVaque, Dist. 1  
Anthony Puccio, Dist. 2  
Bernie Dudek, Dist. 3  
Andrew Honig, Dist. 4  
Dan Militello, Dist. 5  
Bob Bachner, Dist. 6

**Village Manager**  
Scott R. Niehaus

*"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

*"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Mr. Keith T. Giagnorio,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 21-16, God's Congregation Worship Center, 401 W. St. Charles Road**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, God's Congregation Worship Center, requests a conditional use pursuant to Section 155.414(C)(22) of the Lombard Village Code to allow for a religious institution to operate on the subject property located within the B2 General Neighborhood Shopping District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on June 21, 2021. Sworn in to present the petition was Anna Papke, Senior Planner, and the petitioner, Pastor Carl Mabins.

Vice-Chair Flint read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, he proceeded with the petition.

Pastor Mabins stated that the ministry began in Oak Brook Terrance as a youth outreach and the intent is to expand the outreach in Lombard.

Vice-Chair Flint asked if any person would like to speak in favor or against this petition, or for public comment.

Vice-Chair Flint asked for the staff report.

Ms. Papke presented the staff report, which was submitted to the public record in its entirety. The petitioner requests a conditional use for a religious institution in the B2 District. The subject property is currently

developed with a commercial building and associated parking lot with 16 parking spaces with access to St. Charles Road. The petitioner proposes to lease one of the two spaces in the building. No exterior modifications are proposed.

In review of the petition, staff notes that religious institutions are conditional uses in all residential and business zoning districts within the Village. The subject property is predominately surrounded by higher density residences and commercial development. Religious institutions have historically been considered compatible with these surrounding uses.

The Building Division has noted that the subject property as currently improved will support a maximum occupancy of 50 people, as regulated by the International Building Code. The Planning Division notes that the parking lot has 16 parking spaces. Village Code requires religious institutions to provide one parking space per every three seats inside the building. Therefore, the Village's parking requirements will limit occupancy to 48 individuals. The petitioner is aware of these constraints on capacity, and has indicated they can function within them.

The other tenant in the building is an office use, occupied by the property owner. Both the petitioner and the property owner have indicated that they do not anticipate their primary use times of the building will overlap one another.

Prior to the public hearing, staff received a comment from a member of the public via email. That email was included in the Plan Commission packets.

Staff recommends approval of the request subject to the conditions in the staff report.

Vice-Chair Flint asked if there were any questions or comments on the staff report.

Commissioner Sweetser noted that the staff report omitted the apostrophe from the title of the group which could have caused confusion with the public.

Commissioner Invergo thanked the petitioner for his outreach in Lombard.

Commissioner Johnston asked if the children will be hosted at this site or do the programs travel to other sites. Pastor Mabins responded that for example the basketball program is at Oak Brook. The size of the group depends on the location used.

Commissioner Walker asked if the site is used for religious services. Pastor Mabins responded that there will be Sunday school and services afterward every week on Sundays.

Commissioner Giuliano asked if the sixteen parking spaces will be an issue. Pastor Mabins responded that the sixteen parking spaces are adequate for their needs.

Commissioner Sweetser asked that since the group attends off-site locations does this mean there will be collaborations with other groups to attend their location. Pastor Mabins responded that yes, they would host activities to include other groups at their location.

On a motion by Commissioner Giuliano, and a second by Commissioner Walker, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 21-16 subject to the three (3) conditions in the staff report:

1. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. This approval shall be subject to the occupancy limit of 48 individuals on the property; and
3. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Respectfully,

**VILLAGE OF LOMBARD**

Steve Flint, Vice Chairperson  
Lombard Plan Commission

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

### God's Congregation Worship Center, 401 W. St. Charles Road

June 21, 2021

**Title**

PC 21-16

**Petitioner**

God's Congregation Worship Center  
1S071 Luther Ave  
Lombard IL 60148

**Property Owner**

Jason Cooper  
403 W. St Charles Road  
Lombard, IL 60148

**Property Location**

401 W. St. Charles Road  
06-07-207-003  
Trustee District 1

**Zoning**

B2 General Neighborhood Shopping District

**Existing Land Use**

Commercial building

**Comprehensive Plan**

Community Commercial

**Approval Sought**

Conditional use

**Prepared By**

Tami Urish  
Planner I



LOCATION MAP

**PROJECT DESCRIPTION**

The petitioner requests a conditional use for a religious institution. They propose to lease one of the two spaces in the building. No exterior modifications are proposed.

**APPROVAL(S) REQUIRED**

The petitioner, God's Congregation Worship Center, requests a conditional use pursuant to Section 155.414(C)(22) of the Lombard Village Code to allow for a religious institution to operate on the subject property located within the B2 General Neighborhood Shopping District.

**EXISTING CONDITIONS**

The subject property is currently developed with a commercial building and associated parking lot with 16 parking spaces with access to St. Charles Road.

**PROJECT STATS**

**Lot & Bulk**

Parcel Size: 17,632 sq. ft.  
Building Area: 10,323 sq. ft.

**Submittals**

1. Petition for a public hearing;
2. Description of the request, prepared by the petitioner;
3. Response to Standards for a Conditional Use, prepared by the petitioner;
4. Plat of Survey and floor plan documents; and
5. Resident email, dated 6/7/2021.

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division noted while the space has a fire sprinkler system that would allow more than 50 people, any occupancy over 50 people would trigger this type use to go from a Business use (B under the International Building Code) to an Assembly use (A under the IBC). Assembly uses change bathroom fixture counts, egress requirements (number and width of exits, exit door hardware, etc.), along with possible fire alarm changes, etc. As long as the occupancy limit is approved and set at less than 50 people, the Building Division has no comments.

**Fire Department:**

The Fire Department has no comments regarding the petition.

**Public Works:**

Public Works has no comments regarding the petition.

**Private Engineering Services:**

Private Engineering Services (PES) has no comments regarding the petition.

**Planning Services Division:**

The Planning Services Division (PSD) notes the following:

*1. Surrounding Zoning & Land Use Compatibility*

	<b>Zoning Districts</b>	<b>Land Use</b>
<b>North</b>	R4 and CR	Apartment building; duplex; open space (Village's Finley-Crescent Basin)
<b>South</b>	B2PD	Multi-tenant mixed commercial strip mall
<b>East</b>	R4	Burr Oak Apartments
<b>West</b>	R4	Apartment building

Religious institutions are listed as conditional uses in almost all zoning districts with the exception of Conservation Recreation Districts which it is not listed at all, and Office Districts which it is a permitted use. The subject property is predominantly surrounded by higher density residences and within a small neighborhood shopping district across the street. Religious institutions have historically been considered to be compatible with residential uses. Therefore, staff finds the use of the property to be compatible.

2. *Comprehensive Plan Compatibility*

The property has a Comprehensive Plan designation of Community Commercial. It will share the building with an engineering office located at 403 W. St. Charles Road. Staff finds that the proposed religious institution is compatible with the intent of the area and ultimately the Comprehensive Plan.

3. *Zoning Compatibility*

The building was built in 1918 and is situated in a unique lot that comes to a point at a three-way intersection on a minor arterial road. A mail order business was located in the building in 1961. In the 1990s, the two interior units had an extensive interior remodel and housed general offices thereafter. There are no planned improvements or signage for the space at this time.

The Zoning Ordinance provides for religious institutions as conditional uses in the B2 District. Staff reviewed the petition for a conditional use and finds it complies with the standards for conditional uses established in the Zoning Ordinance. The proposed use will not create any negative impacts to other users in the area.

The property has a parking lot with sixteen (16) parking spaces including one (1) ADA parking space. The operation of the center is during non-business hours. The parking schedule (§ 155.602 - Off-street parking; Table 6.3) allows an occupancy limit of 48 individuals.

*Zoning History*

August 23, 2004: Ordinance 5531 (BOT 04-08) A variation granted from the provisions of Chapter 151 of the Code of Lombard, Illinois, for the subject property to allocate 0.07 ac-ft of detention volume off-site in the Village's Finley-Crescent Basin.

## **FINDINGS & RECOMMENDATIONS**

Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 21-16:

Based on the submitted petition and the testimony presented, the proposed conditional use does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 21-16, subject to the following conditions:

1. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. This approval shall be subject to the occupancy limit of 48 individuals on the property; and



3. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Inter-Departmental Review Committee Report approved by:

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William J. Heniff, AICP  
Director of Community Development

c. Petitioner

## VII. STANDARDS FOR CONDITIONAL USES

The following is an excerpt from the Lombard Zoning Ordinance. A detailed response to all of these standards should be provided for all conditional uses of the Lombard Zoning Ordinance.

### SECTION 155.103 (F)(8) OF THE LOMBARD ZONING ORDINANCE:

No conditional use shall be recommended by the Plan Commission unless it finds:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare; **God's Congregation Worship Center (GCWC) is an Illinois Not-for-Profit, that looks to help the community, from all walks of like, through Jesus Christ. We are non-denomination church with a diverse membership from many different cultural backgrounds. Our current services include, Sunday School and Sunday Service.**
2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located; **We will conduct our activities with respect to the capacity and safety standards set fourth. Our staff and members will consistently be briefed on these standards.**
3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district; **GCWC has a long-term intent to lease signed at 401 W. St Charles Rd. It sits on about .4 acres.**
4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided; **The church will not require, from the community, additional infrastructure to accommodate its needs.**
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; **GCWC will operate Monday through Friday from 6:30pm – 9:00pm; Saturday 9:00am – 5:00pm; Sunday 9:00am – 1:00pm. As of right now the only services we have is Sunday School and Sunday Service however we do meet and conduct choir rehearsal during the weekday on the aforementioned times.**
6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and, **The proposed Conditional Use will not be contrary to the current Comprehensive Plan for the Village of Lombard. We will accept the property in its as is condition.**
7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission. **GCWC is an Illinois Not-for-Profit and will have a certificate of occupancy with the Village of Lombard once zoning is complete. This requires us to have thorough inspections, including fire and safety standards. Additional operation information on GCWC, as well as its mission and values, can be found on our website.**

# ALTA/ACSM "LAND TITLE SURVEY"

LOT 1 IN ST. CHARLES PLACENT RESUBDIVISION BEING A SUBDIVISION IN THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 4, 2000 AS DOCUMENT 8900-0788, IN DUPAGE COUNTY, ILLINOIS.

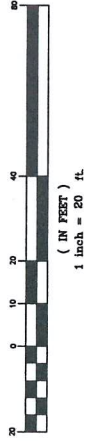
COMMON ADDRESS: 401-403 WEST ST. CHARLES ROAD, LOMBARD, ILLINOIS

WELSON SURVEYORS, LLC  
418 S. CAS AVE. #200  
WESTMONT, ILLINOIS 60559  
WELSONSURVEYORS.COM  
(630) 438-8539 OFFICE  
(630) 438-8539 FAX

BASE OF BEARINGS = THE EAST LINE OF LOT 1 IN ST. CHARLES PLACENT RESUBDIVISION = S114°20'00" (RECORDED)



GRAPHIC SCALE



MY LICENSE EXPIRES NOVEMBER 30, 2016

STATE OF ILLINOIS)  
COUNTY OF DUPAGE)  
CERTIFIED BY:  
CHICAGO TITLE ACCURACY DIVISION  
P.O. BOX 877678  
CHICAGO, IL 60687

THIS IS TO CERTIFY THAT THIS MAP WAS MADE AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING AND MAPPING INDUSTRY AND THAT THE SURVEYOR HAS REVIEWED THE FIELD NOTES AND CHECKED THE CALCULATIONS AND THE PLAT IS ACCURATE AND CORRECT.

THIS PROFESSIONAL SERVICE IS SUBJECT TO THE CURRENT ILLINOIS SURVEYING ACT AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING ENGINEERS.

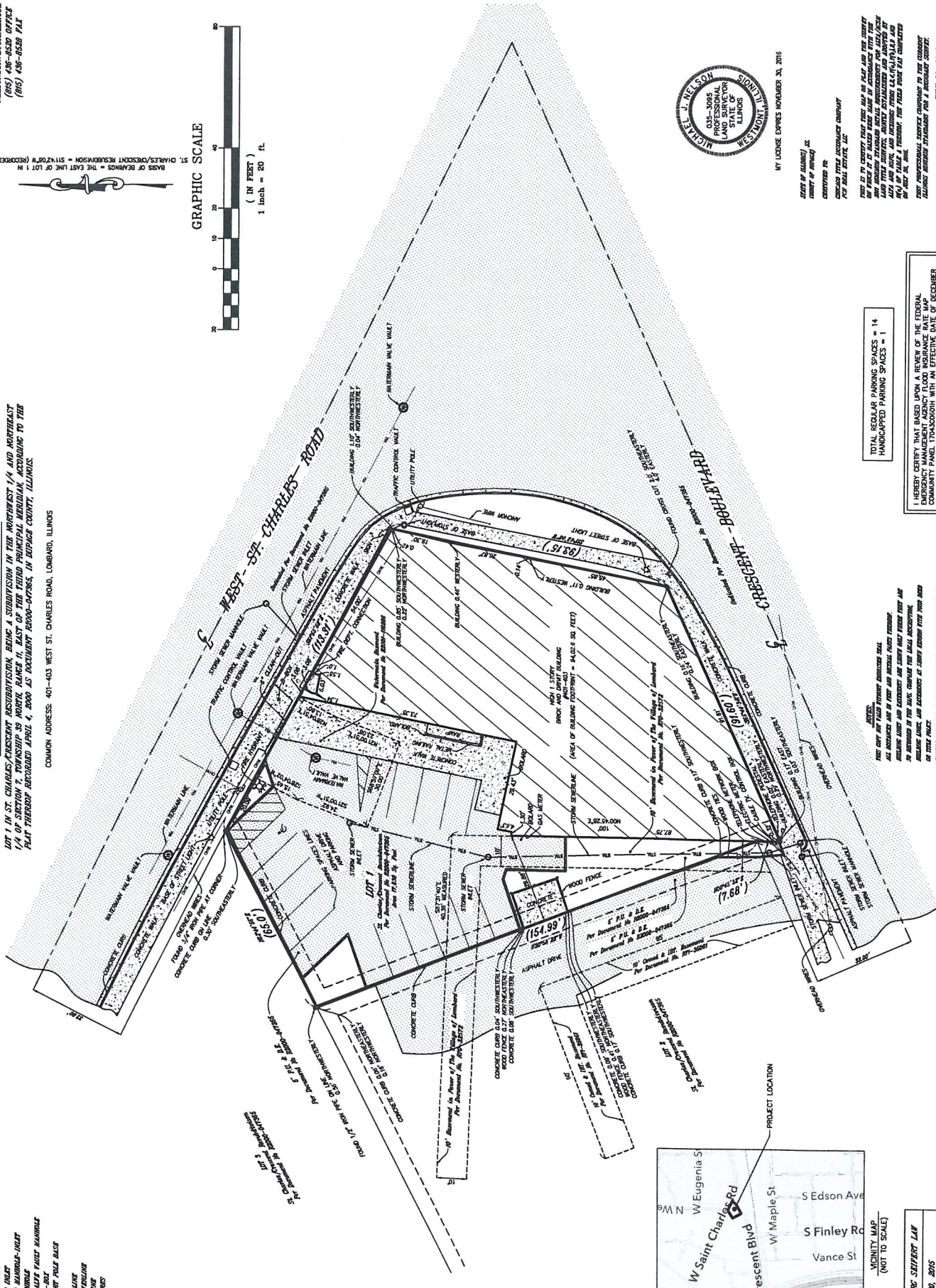
ILLINOIS SURVEYING BOARD FOR A REGULAR SURVEY

WESTMONT, ILLINOIS JULY 30, 2015

THIS PROFESSIONAL SERVICE WAS PROVIDED BY ME OR UNDER MY SUPERVISION AND I AM A LICENSED SURVEYOR IN THE STATE OF ILLINOIS.

TOTAL REGULAR PARKING SPACES = 14  
HANDICAPPED PARKING SPACES = 1

I HEREBY CERTIFY THAT BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP DATED JANUARY 16, 2004, THAT THE PROPERTY PLATTED HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AS DESIGNATED BY FLOOD INSURANCE RATE MAP.



- LEGEND**
- INTERIOR POINT
  - (S&C) BOUNDARY CORNER
  - FENCE (TYPICAL) EASEMENT
  - ALIEN
  - BOUNDARY EASEMENT
  - STORM SEWER INLET
  - STORM SEWER MANHOLE-HALF
  - STORM SEWER MANHOLE
  - EXTERIOR WALL FENCE MANHOLE
  - CONCRETE LIGHT PILE BASE
  - UTILITY POLE
  - STORM SEWERLINE
  - SANITARY SEWERLINE
  - EXTERIOR CURB
  - DRIVEWAY
  - DRIVEWAY

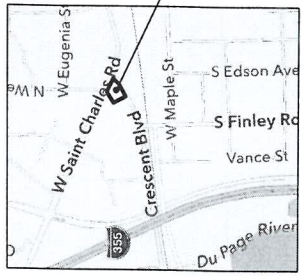
THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING AND MAPPING INDUSTRY AND THAT THE SURVEYOR HAS REVIEWED THE FIELD NOTES AND CHECKED THE CALCULATIONS AND THE PLAT IS ACCURATE AND CORRECT.

THIS PROFESSIONAL SERVICE IS SUBJECT TO THE CURRENT ILLINOIS SURVEYING ACT AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING ENGINEERS.

ILLINOIS SURVEYING BOARD FOR A REGULAR SURVEY

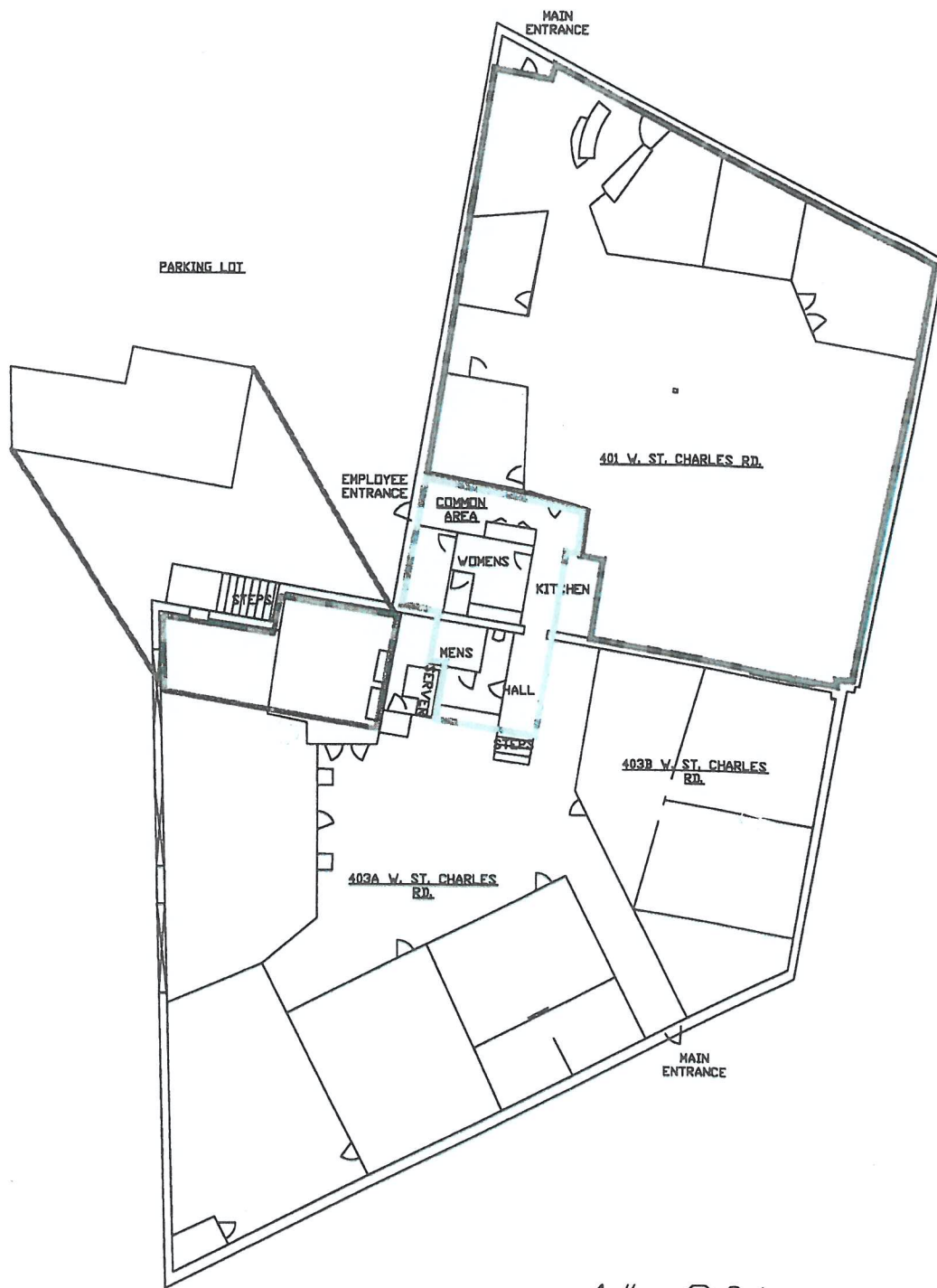
WESTMONT, ILLINOIS JULY 30, 2015

THIS PROFESSIONAL SERVICE WAS PROVIDED BY ME OR UNDER MY SUPERVISION AND I AM A LICENSED SURVEYOR IN THE STATE OF ILLINOIS.



VICINITY MAP (NOT TO SCALE)

PREPARED FOR:	WELSON SURVEYORS, LLC
DATE:	JULY 30, 2015
SCALE:	1" = 20'
DRAWN BY:	MJK
JOB NO.:	15-128
PLAT NO.:	98-1



1" = 20'



# God's Congregation Worship Center

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**Church Name:** God's Congregation Worship Center

**Current Address:** 1S071 Luther Ave., Lombard, IL 60148

**Hours of Operation:**

Monday through Friday 6:00pm to 9:00pm

Saturday 10:00am to 5:00pm

Sunday 8:00am to 1:00pm

**Leadership:**

Carl Mabins, Pastor, President and Board Member

Gina Mabins, Board Member

Marshon Lewis, Board Member

Janet Greenhouse, Board Member

Linda Lang, Board Member

**Phone Number:** (630) 620-0810

**Website:** [gcbc@carlmabinsministry.com](mailto:gcbc@carlmabinsministry.com)

**Membership:** 41

The mission of GCWC is to make disciples of Jesus Christ for the transformation of the world, and our local churches provide the most significant place to make disciples. As a part of the vision, we all have to do our part in order to fulfill this mission by moving toward our preferred future.

The vision of GCWC is meeting people, meeting needs, meeting Christ." Our organization will be "living and giving God's hope for all times."

**Our Goals:**

1. To have at least 50% of the congregation actively involved in at least one ministry away from the church property that is "meeting people, meeting needs, meeting Christ".
2. As a congregation, to become familiar with the cultures represented in the neighborhood.

GCWC hosts cultural celebrations at the church. Education designates one month of Sunday School when all ages learn about the Great Commission and how to talk about Christ outside of the congregation. The Worship Committee will organize a "Christ for the World" worship service in a neighborhood park and involve the church's neighbors in its planning.

## Kohn, Jeannie

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**From:** Jeannie Fons <jfons@yaho.com>  
**Sent:** Monday, June 7, 2021 9:14 AM  
**To:** Ganser, Jennifer  
**Subject:** Case No. PC 21-16

### Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have questions about the zoning for conditional use of the property covered by Case PC 21-16, PIN 06-07-207-003, 401 W. St. Charles Road, Lombard.

1. Where will people park for the religious services? Parking is very limited.
2. How many days and/or nights a week will this building be used for services?
3. What religion will be using this building?
4. If Muslim, will there be a call to prayer (Adhan) that is broadcast from a loudspeaker five times a day?
5. Will the religion want to put a cross or spire on the building (like Veggie Tales wanted to do on the Main Street theater many years ago)?

If #4 is in place, this is totally unacceptable in a residential area. Also, the traffic will increase at a corner that is already very busy.

Please address these issues at the Public Hearing.

Thank you,  
Jeannine Fons  
664 W. St. Charles Road  
Lombard

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR A  
LEARNING CENTER PURSUANT TO TITLE 15, CHAPTER 155,  
SECTION 155.414(C)(22) OF THE LOMBARD ZONING  
ORDINANCE**

PC 21-16; 401 W. St. Charles Road

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 defined below is zoned B2 General Neighborhood Shopping District; and,

WHEREAS, an application has been filed requesting approval for a conditional use pursuant to Section 155.414(C)(22) of the Lombard Zoning Ordinance to allow a religious institution; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on June 21, 2021, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the conditional use, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions 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 the following conditional use for religious institution is hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3.

Ordinance No. \_\_\_\_\_

Re: PC 21-16

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SECTION 2: That this Ordinance is limited and restricted to the property located at 401 W. St. Charles Road, Lombard, Illinois and legally described as follows:

LOT 1 IN ST. CHARLES/CRESCENT RESUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST ¼ AND NORTHEAST ¼ OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN , ACCORDING TO THE PLAT THEREOF RECORDED APRIL 4, 2000 AS DOCUMENT R2000-047365, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-07-207-003; (the "Subject Property").

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

1. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. This approval shall be subject to the occupancy limit of 48 individuals on the property; and
3. 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 as provided by law.

Passed on first reading this \_\_\_\_ day of \_\_\_\_\_, 2021.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2021.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2021.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_



Ordinance No. \_\_\_\_\_  
Re: PC 21-16  
Page 3

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Keith Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk