

ORDINANCE NO. 6125

**AN ORDINANCE AMENDING ORDINANCE 1816 AND 5665,
GRANTING A CONDITIONAL USE FOR A
NONCOMMERCIAL RECREATIONAL
BUILDING/COMMUNITY CENTER AND FOR A PLANNED
DEVELOPMENT, TO PROVIDE FOR ONE RESIDENCE
WITHIN THE EXISTING BUILDING**

(PC 07-41; 210, 214, 215, 224 and 228 S. Lincoln Street & 205 W. Maple Street (St. John's Evangelical Lutheran Church & School))

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 R2PD Single-family Residential Planned Development District; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted Ordinance 1816 providing for a conditional use for a noncommercial recreational building/community center (Senior Center) for the property located at 205 W. Maple Street; and

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted Ordinance 5665 providing for a conditional use for a planned development encompassing the property at 205 W. Maple Street as well as the rest of the St. John's Church and School property (hereinafter referred to as the "Subject Property" and legally described in Section 3 below); and

WHEREAS, an application has been filed requesting amendments to Ordinances 1816 and 5665 to grant a conditional use for a noncommercial recreational building/community center and to provide for one residence within the existing building; and

WHEREAS, a public hearing on the forgoing application were conducted by the Village of Lombard Plan Commission on November 19, 2007 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 described herein, subject to conditions; 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 Ordinances 1816 and 5665 pertaining to the Subject Property, as described in Section 3 below, is hereby amended to provide for the relief set forth in Section 2 below.

SECTION 2: That a conditional is hereby granted for the Subject Property, as described in Section 3 below , pursuant to Title 15, Chapter 155, Section 406 (C) of the Lombard Village Code to provide for a noncommercial recreational building/community center (Senior Center) without an expiration date previously set forth in Ordinance 1816 and to provide for one residence within the existing building.

SECTION 3: That this Ordinance is limited and restricted to the property located at 210, 214, 215, 224 and 228 S. Lincoln Street & 205 W. Maple Street , Lombard, Illinois and legally described as follows:

Parcel 1:

LOT 1 IN ST. JOHN'S PLAT OF CONSOLIDATION OF PART OF LOT 8, ALL OF LOTS 9, 10, AND 11, AND PART OF LOT 12 IN BLOCK 27 IN THE TOWN OF "LOMBARD", BEING A SUBDIVISION IN SECTIONS 5, 6, 7, 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF CONSOLIDATION RECORDED OCTOBER 17, 1997 AS DOCUMENT R97-158850, IN DUPAGE COUNTY, ILLINOIS.

Parcel 2:

LOT 1 IN ST. JOHN'S SECOND CONSOLIDATION PLAT OF RESUBDIVISION, BEING A SUBDIVISION OF PARTS OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE

PLAT RECORDED OCTOBER 13, 2006 AS DOCUMENT R2006-198281, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-07-216-025 and 06-07-217-017; (the "Subject Property").

SECTION 4: The approval of the actions set forth in Sections 1, 2 and 3 above shall be subject to the following conditions:

1. Ordinance 1816 shall be amended to provide for the Senior Center to be located within the basement and first floor levels of the building at 205 W. Maple Street and shall operate without a termination date provided that all other conditions of approval are satisfactorily met. The residence within the 205 W. Maple Street building shall be limited to the second floor of the building and the first floor kitchen.
2. The proposed residence shall meet the following requirements:
 - a. The residence shall be for the exclusive use of individuals of the religious order of St. Johns Church, and/or its Ministry, and shall not be used for general residence purposes.
 - b. The residence shall consist of a single-family residence and shall not be subdivided to accommodate more than a single dwelling unit in the building.
3. The petitioner shall meet all provisions of the Lombard Building and Life Safety Codes before occupancy of the residence can take place. The petitioner shall schedule a final inspection of the premises with the Village prior to occupancy and occupancy shall not occur until the property passes inspection.

SECTION 5: That all other provisions of Ordinance 5665 not amended by this Ordinance shall remain in full force and effect.

SECTION 6: This Ordinance, upon approval, shall be recorded by the Village with the Office of County Recorder.

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SECTION 7: 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 _____, 2007.

First reading waived by action of the Board of Trustees this 6th day of December, 2007.

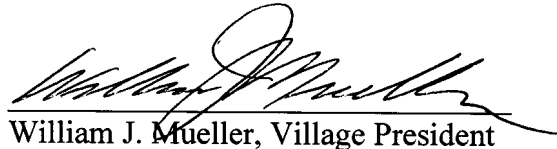
Passed on second reading this 6th day of December, 2007, pursuant to a roll call vote as follows:

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

Nayes: None

Absent: None

Approved by me this 6th day of December, 2007.


William J. Mueller, Village President

ATTEST:


Brigitte O'Brien, Village Clerk

Published by me in pamphlet form this 10th day of December, 2007


Brigitte O'Brien, Village Clerk