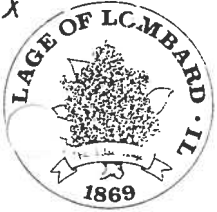


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J.P. "RICK" CARNEY
DUPAGE COUNTY RECORDER
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OTHER 06-07-211-009
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ORDINANCE 4936

**GRANTING A CONDITIONAL USE FOR A RELIGIOUS
INSTITUTION IN AN R2 DISTRICT; GRANTING A
CONDITIONAL USE FOR A PLANNED DEVELOPMENT IN AN R2
DISTRICT, AND GRANTING VARIATIONS FROM THE
LOMBARD ZONING ORDINANCE**

**114 S. Elizabeth Street
Lombard, Illinois**

Parcel Numbers: 06-07-211-009, 010 and 011

Return To:

**Village of Lombard
Department of Community Development
255 E. Wilson Avenue
Lombard, IL 60148**

ORDINANCE NO. 4936

**AN ORDINANCE GRANTING A CONDITIONAL USE
FOR A RELIGIOUS INSTITUTION IN N R2 DISTRICT;
GRANTING A CONDITIONAL USE
FOR A PLANNED DEVELOPMENT IN AN R2 DISTRICT,
AND GRANTING VARIATIONS FROM
THE LOMBARD ZONING ORDINANCE**

PC 01-01: 114 South Elizabeth Street (Sacred Heart Parish)

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 heretofore been filed requesting approval of (1) a conditional use for a religious institution in an R2 Single-Family Residence District and (2) a conditional use for a planned development, and (3) variations from the Lombard Zoning Ordinance (Title 155 of the Village Code), so as to allow for the construction of a Parish Center and bring existing structures into compliance, all on the property described in Section 1 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on February 19, 2001 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 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 the ordinance is limited and restricted to the property generally located at 114 South Elizabeth Street, Lombard, Illinois and legally described as follows:

PARCEL "A"

THE WEST 65 FEET OF THE EAST 125 FEET OF THE FOLLOWING DESCRIBED PREMISES, TO WIT: A PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE CENTER OF MAPLE STREET, IN THE VILLAGE OF LOMBARD, WHERE THE CENTER OF SAID STREET INTERSECTS THE EAST LINE OF THE ORIGINAL SUBDIVISION OF "WEST LOMBARD" AND RUNNING THENCE ALONG THE CENTER OF SAID MAPLE STREET, WESTERLY 388 ½ FEET; THENCE NORTHERLY ON A LINE PARALLEL WITH THE EAST LINE OF SAID ORIGINAL SUBDIVISION TO THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE EASTERLY ALONG THE SAID CHICAGO AND NORTHWESTERN RAILROAD TO THE EAST LINE OF SAID ORIGINAL SUBDIVISION; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS, THEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

PARCEL "B"

THE EAST SIXTY (60) FEET OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT A POINT ON THE NORTH LINE OF MAPLE STREET IN VILLAGE OF LOMBARD WHERE THE NORTH LINE OF SAID MAPLE STREET INTERSECTS THE EAST LINE OF THE ORIGINAL SUBDIVISION OF WEST LOMBARD, BEING JOHNSTON'S SUBDIVISION OF PART OF SECTION 7 AFORESAID; RUNNING THENCE ALONG THE NORTH LINE OF SAID MAPLE STREET, WESTERLY 388 ½ FEET; THENCE NORTHERLY ON A LINE PARALLEL WITH THE EAST LINE OF SAID ORIGINAL WEST LOMBARD TO CHICAGO AND NORTHWESTERN RAILROAD; THENCE EASTERLY ALONG SAID CHICAGO AND NORTHWESTERN RAILROAD TO WEST LINE OF SAID ORIGINAL WEST LOMBARD; THENCE SOUTHERLY

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Re: PC 01-01

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ALONG SAID EAST LINE TO THE PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL "C"

LOTS ONE (1) TO FIVE (5) INCLUSIVE IN HOGAN'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED NOVEMBER 8, 1911 AS DOCUMENT NO. 106066 IN DU PAGE COUNTY, ILLINOIS

Parcel Nos. 06-07-211-009, 010, 011
(Hereinafter the "Subject Property").

SECTION 2: That a conditional use for a religious institution is hereby granted for the Subject Property, subject to compliance with the conditions set forth in Section 5 below.

SECTION 3: A conditional use is hereby granted to provide for a planned development on the Subject Property, subject to compliance with the conditions set forth in Section 5 below.

SECTION 4: The following variations are hereby granted relative to the Subject Property, subject to the conditions set forth in Section 5 below:

- A. That a variation be and hereby is granted from the requirements of Section 155.406 F 2 of the Village Code to reduce the corner side yard setback from 20 feet to 8.5 feet;
- B. That a variation be and hereby is granted from the requirements of Section 155.406 H of the Village Code to allow a reduction in the required open space from 50% to 16%;
- C. That a variation be and hereby is granted from the requirements of Section 155.406 G 2 of the Village Code to allow deviations from the maximum allowed building heights as follows:

1. A height variation for a 3,840 square foot building with a height of 183 feet 10 inches with a 16 foot religious symbol;
 2. A height variation for a 28,142 square foot building with a height of 49 feet; and
 3. A height variation for a 9,236 square foot building with a height of 114 feet;
- D. That a variation be and hereby is granted from the requirements of Section 155.602 C to reduce the required parking spaces from 367 spaces to 140 spaces and 5 handicapped spaces;
- E. That a variation be and hereby is granted from the requirements of Section 155.602 A 6 to deviate from the design and dimension standards for parking lots;
- F. That a variation be and hereby is granted from the requirements of Section 155.706 B 1&2 to reduce the minimum interior parking lot landscaping requirement;
- G. That a variation be and hereby is granted from the requirements of Section 155.706 C 1&2a to reduce the perimeter parking lot landscaping;
- H. That a variation be and hereby is granted from the requirements of Section 155.207 C to allow a building to encroach in the clear line of sight triangle in the south side of the driveway off Elizabeth Street.
- I. That a variation be and hereby is granted from the requirements of Section 155.508 C 7 to allow for a reduction in the minimum open space requirements required for a planned development.
- J. That a variation be and hereby is granted from the requirements of Section 155.508 C 7 to deviate from the standards for planned developments.

SECTION 5: The conditional uses and variations set forth in Sections 2, 3 and 4 above shall be granted subject to compliance with the following conditions:

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Re: PC 01-01
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1. The driveway that exits on Maple Street shall be narrowed to 15 feet at the property line. This will prevent stacking of parked cars in this area, which poses a sight obstruction.
2. That a six foot board on board wooden fence be constructed along the west property line of the site, subject to review and approval by the Director of Community Development.

SECTION 6: 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 _____, 2001.

First reading waived by action of the Board of Trustees this 1st day of March, 2001.


Passed on second reading this 1st day of March, 2001.

Ayes: Trustees Tross, Schaffer, Sebby, Florey, Kufrin, Jr.

Nayes: None

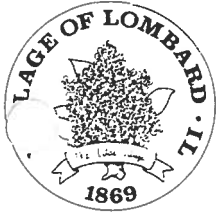
Absent: Trustee Borgatell

Approved this 1st, day of March, 2001.


William J. Mueller, Village President

ATTEST:


Lorraine G. Gerhardt, Village Clerk



I, **Lorraine G. Gerhardt**, hereby certify that I am the duly qualified Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such 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 4936
GRANTING A CONDITIONAL USE FOR A RELIGIOUS
INSTITUTION IN AN R2 DISTRICT; GRANTING A
CONDITIONAL USE FOR A PLANNED
DEVELOPMENT IN AN R2 DISTRICT, AND
GRANTING VARIATIONS FROM THE LOMBARD
ZONING ORDINANCE
PARCEL NUMBERS 06-07-211-009, 010 AND 011

of the said Village as it appears from the official records of said Village duly passed on March 1, 2001.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 2nd day of April, 2001.



Lorraine G. Gerhardt
Lorraine G. Gerhardt *Brian Johnson*
Village Clerk *Wesley Village Clerk*
Village of Lombard
DuPage County, Illinois