



**FRED BUCHOLZ**  
DUPAGE COUNTY RECORDER  
NOV.05,2015 9:51 AM  
OTHER \$32.00 05-13-206-032  
006 PAGES R2015-122230

**ORDINANCE 7103**

**GRANTING A CONDITIONAL USE PURSUANT TO TITLE 15,  
CHAPTER 155, SECTION 155.412(C) (19) OF THE LOMBARD  
ZONING ORDINANCE**

**P.I.N.: 05-13-206-032; (the "Subject Property")**

**ADDRESS: 800 Parkview Blvd., Lombard, IL 60148**

**Prepared by and Return To:  
Village of Lombard  
255 E. Wilson Avenue  
Lombard, IL 60148**



I, **Janet Downer**, 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 7103

GRANTING A CONDITIONAL USE PURSUANT TO TITLE 15, CHAPTER  
155, SECTION 155.412(C) (19) OF THE LOMBARD ZONING ORDINANCE

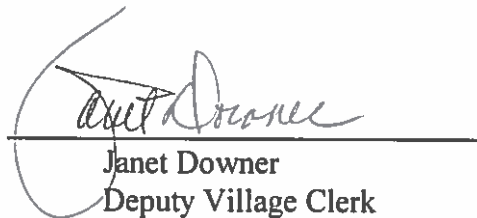
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ADDRESS: 800 Parkview Blvd., Lombard, IL 60148

of the said Village as it appears from the official records  
of said Village duly approved this 16th  
day of July, 2015.

**In Witness Whereof**, I have hereunto affixed my official signature and the  
Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 27th  
day of October, 2015.



  
\_\_\_\_\_  
Janet Downer  
Deputy Village Clerk  
Village of Lombard  
DuPage County, Illinois

**ORDINANCE 7103**

**PAMPHLET**

**PC 15-11: 800 PARKVIEW BOULEVARD  
SOARING EAGLE ACADEMY**



**PUBLISHED IN PAMPHLET FORM THIS 17<sup>th</sup> DAY OF JULY, 2015, BY ORDER OF  
THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE  
COUNTY, ILLINOIS.**

*Sharon Kuderna*

**Sharon Kuderna  
Village Clerk**

**ORDINANCE NO. 7103**

**AN ORDINANCE GRANTING A CONDITIONAL USE PURSUANT  
TO TITLE 15, CHAPTER 155, SECTION 155.412(C)(19) OF THE  
LOMBARD ZONING ORDINANCE**

(PC 15-11; 800 Parkview Blvd.)

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 OPD – Office Planned Development; and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Title 15, Chapter 155, Section 155.412(C)(19) of the Lombard Village Code to provide for Schools, private, full-time: Elementary, middle, and high; and

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on May 18, 2015 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; 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 a conditional use is hereby granted for the Subject Property, as described in Section 2 below, pursuant to Title 15, Chapter 155, Section 155.412(C)(19) of the Lombard Village Code to provide for Schools, private, full-time: Elementary, middle, and high.

**SECTION 2:** That this Ordinance is limited and restricted to the property located at 800 Parkview Blvd., Lombard, Illinois and legally described as follows:

**PARCEL 1: LOT 1 IN THE HOY FARM RESUBDIVISION NO. 4 BEING A RESUBDIVISION IN THE EAST HALF OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE**

PLAT OF SAID HOY FARM RESUBDIVISION NO. 4 RECORDED JULY 17, 1990 AS DOCUMENT R90-088528, IN DUPAGE COUNTY, ILLINOIS

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY HOY FARM DECLARATION OF PROTECTIVE COVENANTS RECORDED OCTOBER 16, 1985 AS DOCUMENT R85-89425 FOR RETENTION AND/OR DETENTION OF WATER UPON LOT 16 IN HOY FARM SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1985 AS DOCUMENT R85-89425, AND UPON THAT PART OF LOT 1 DESIGNATED AS AN EASEMENT FOR STORM WATER RETENTION IN HOY FARM RESUBDIVISION NO. THREE, BEING A RESUBDIVISION IN THE EAST HALF OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 20, 1988 AS DOCUMENT R88-144790, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 05-13-206-032; (the "Subject Property")

**SECTION 3:** The conditional use, as provided for in Section 1 of this Ordinance shall be granted subject to compliance with the following conditions:

1. The conditional use permit is exclusively for the tenant space at 800 Parkview Blvd. Any expansion of the establishment within the existing building beyond the plans submitted as part of PC 15-11 shall require an amendment to the conditional use;
2. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. The parking lot shall be configured so as to meet all Illinois Accessibility Code requirements; and
4. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the business is not established by said date, this relief shall be deemed null and void.

**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.

Ordinance No. 7103  
Re: PC 15-11  
Page 3

Passed on first reading this \_\_\_\_ day of \_\_\_\_, 2015.

First reading waived by action of the Board of Trustees this 16th day of July, 2015.

Passed on second reading this 16th day of July, 2015.

Ayes: Trustee Whittington, Fugiel, Foltyniewicz, Johnston, and Pike

Nays: None

Absent: Trustee Ware

Approved this 16th day of July, 2015.

  
Keith T. Giagnorio  
Village President

ATTEST:

  
Sharon Kuderna  
Village Clerk

Published by me in pamphlet form on this 17th day of July, 2015.

  
Sharon Kuderna  
Village Clerk