



**FRED BUCHOLZ**  
DUPAGE COUNTY RECORDER  
JUL. 01, 2009 3:13 PM  
OTHER 06-30-205-025  
005 PAGES R2009-101451

60148

**ORDINANCE 6340**

**GRANTING A CONDITIONAL USE PURSUANT TO TITLE  
15, CHAPTER 155, SECTION 155.420 (C) OF THE LOMBARD  
ZONING ORDINANCE TO ALLOW A PRIVATE SCHOOL  
WITHIN THE I-LIMITED INDUSTRIAL DISTRICT**

**PIN: 06-30-205-025**

**Address: 355 Eisenhower Lane South, Lombard, IL**

**Return To:**

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

**ORDINANCE NO. 6340**

**AN ORDINANCE GRANTING A CONDITIONAL USE  
PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.420 (C)  
OF THE LOMBARD ZONING ORDINANCE TO ALLOW A  
PRIVATE SCHOOL WITHIN THE I – LIMITED INDUSTRIAL  
DISTRICT**

(PC 09-07: 355 Eisenhower Lane South)

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 Properties as defined below is zoned I – Limited Industrial District; and,

WHEREAS, an application has been filed requesting approval of a conditional use, pursuant to Section 155.420 (C) of the Zoning Ordinance to allow a “Private School” within the I - Limited Industrial District; and

WHEREAS, a public hearings on the forgoing application were conducted by the Village of Lombard Plan Commission on April 20, 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 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 a conditional use, pursuant to Section 155.420 (C) of the Zoning Ordinance to allow a “Private School” within the I - Limited Industrial District is

Ordinance No. 6340

Re: PC 09-07

Page 2

hereby granted for the Property, as described in Section 2 below and subject to the conditions set forth in Section 3 below.

SECTION 2: The approval granted in Section 1 above shall be limited and restricted to the property located at 355 Eisenhower Lane South, Lombard, Illinois and legally described as follows:

LOT 21 (EXCEPT THE EAST 50.00 FEET THEREOF) IN LOMBARD INDUSTRIAL PARK UNIT NO. 10, BEING A SUBDIVISION IN PART OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 20, 1977 AS DOCUMENT NO. R77-28209 IN DUPAGE COUNTY, ILLINOIS

Parcel Number: 06-30-205-025

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

1. The subject property shall be developed in substantial compliance with the site plan prepared by Warren Johnson Architects, dated March 11, 2009, last revised April 10, 2009 and floor plan prepared by Warren Johnson Architects, dated March 10, 2009. Any expansion of the school activity shall require an amended conditional use.
2. The petitioner shall apply for and receive a building permit for the proposed improvements necessary to operate the school as proposed. Said permit shall satisfactorily address all IDRC comments.
3. That the petitioner shall apply for and receive a Certificate of Occupancy for the proposed facility. The petitioner shall supply the Village with documentation from Illinois State Board of Education and the State Fire Marshall stating that the facility is acceptable for occupancy.
4. All dumpsters located on the subject property shall be properly enclosed per Section 155.710 of the Lombard Zoning Ordinance.
5. During the operation of the school, the entire building is subject to the conditional use and shall only be used for activities associated with the school as outlined in their application.

Ordinance No. 6340  
Re: PC 09-07  
Page 3

SECTION 4: This Ordinance, upon approval, shall be recorded by the Village with the Office of County Recorder.

SECTION 5: 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 7<sup>th</sup> day of May, 2009.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2009.


Passed on second reading this 21<sup>st</sup> day of May, 2009, pursuant to a roll call vote as follows:

Ayes: Trustees Gron, Tross, Wilson, Moreau, Fitzpatrick and Ware

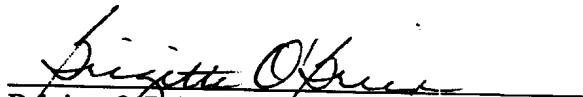
Nayes: None

Absent: None

Approved by me this 21<sup>st</sup> day of May, 2009.

  
William J. Mueller, Village President

ATTEST:

  
Brigitte O'Brien, Village Clerk

Published in pamphlet from this 22<sup>nd</sup> day of May, 2009

  
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 6340

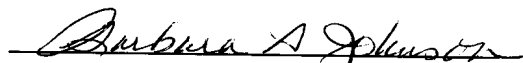
GRANTING A CONDITIONAL USE PURSUANT TO  
TITLE 15, CHAPTER 155, SECTION 155.420 (C) OF  
THE LOMBARD ZONING ORDINANCE TO  
ALLOW A PRIVATE SCHOOL WITHIN THE I-  
LIMITED INDUSTRIAL DISTRICT

PIN: 06-30-205-025

Address: 355 Eisenhower Lane South,  
Lombard, IL

of the said Village as it appears from the official records of said Village duly approved this 21<sup>st</sup> day of May, 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 29<sup>th</sup> day of June, 2009.



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