



**FRED BUCHOLZ**  
DUPAGE COUNTY RECORDER  
NOV. 18, 2005 11:29 AM  
OTHER 06-05-305-001  
006 PAGES R2005-258924

**ORDINANCE NO 5719**

**GRANTING A CONDITIONAL USE PURSUANT TO  
TITLE 15, CHAPTER 155, SECTIONS 155.406C AND  
GRANTING VARIATIONS TO SECTIONS  
155.406 AND 155.602 OF THE LOMBARD ZONING  
ORDINANCE**

**Address: 369 N. Stewart, Lombard**

**PIN: 06-05-305-001**

**Return To:**

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

**ORDINANCE NO. 5719**

**AN ORDINANCE GRANTING A CONDITIONAL USE PURSUANT TO  
TITLE 15, CHAPTER 155, SECTIONS 155.406.C AND GRANTING VARIATIONS TO  
SECTIONS 155.406 AND 155.602 OF THE  
LOMBARD ZONING ORDINANCE**

(PC 05-30: 369 N. Stewart)

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 Residential District,

WHEREAS, an application has heretofore been filed requesting approval of a conditional use for an existing religious institution on the subject property located within the R2 Single Family Residence District; and,

WHEREAS, said application also requests approval of the following variations from the Zoning Ordinance on the property described in Section 7 below:

- a) A variation from Section 155.406 (G) to allow for a church spire that will exceed the maximum building height;
- b) A variation from Section 155.406 (F) to reduce the minimum required front yard setback from thirty (30) feet to six (6) feet;
- c) A variation from Section 155.602 (C) to reduce the number of minimum required parking spaces;
- d) A variation from Section 155.406 (H) to exceed the minimum required 50% open space.
- e) A variation from Section 155.602 (A)(C) reducing the minimum parking space and aisle dimensions.

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on August 15, 2005 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;

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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 property described in Section 7 below and pursuant to Title 15, Chapter 155, Section 406 (C) of the Zoning Ordinance so as to allow a religious institution.

**SECTION 2:** That a variation is hereby granted for the property described in Section 7 below and pursuant to Title 15, Chapter 155, Section 155.406 (G) of the Zoning Ordinance to allow for a church spire that will exceed the maximum building height.

**SECTION 3:** That a variation is hereby granted for the property described in Section 7 below and pursuant to Title 15, Chapter 155, Section 155.406 (F) of the Zoning Ordinance to reduce the front yard setback from thirty (30) feet to six (6).

**SECTION 4:** That a variation is hereby granted for the property described in Section 7 below and pursuant to Title 15, Chapter 155, Section 155.602 (C) of the Zoning Ordinance to reduce the minimum number of required parking spaces from sixty-eight (68) to forty-two (42).

**SECTION 5:** That a variation is hereby granted for the property described in Section 7 below and pursuant to Title 15, Chapter 155, Section 155.406 (H) of the Zoning Ordinance to reduce the minimum required open space from fifty (50) percent to ten (10) percent.

**SECTION 6:** That a variation is hereby granted for the property described in Section 7 below and pursuant to Title 15, Chapter 155, Section 155.602 (F) of the Zoning Ordinance to reduce the minimum parking space and aisle dimensions.

**SECTION 7:** That the Ordinance is limited and restricted to the property generally located at 369 N. Stewart Avenue, Lombard, Illinois, and legally described as follows:

Lots 34, 35, 36 and 37 in block 2 in H.O. Stone and Company's addition to Lombard, being a subdivision of part of the southwest quarter of section 5 and

part of the northwest quarter of section 8, township 39 north, range 11 east of the third principal meridian, according to the plat thereof recorded June 26, 1924 as document number 179463 in DuPage County, Illinois.

Parcel Number: 06-05-305-001

**SECTION 7:** This ordinance shall be granted subject to compliance with the following conditions:

1. The petitioner shall develop the site essentially in accordance with site plan prepared by Church Building Architects, Inc., dated July 15, 2005 and made a part of this request, except where amended by the conditions of approval.
2. That the petitioner shall satisfactorily address the comments included within the IDRC report.
3. That the petitioner will resubmit a parking lot striping plan reflecting the noted changes within the IDRC report. The petitioner shall provide a minimum of 42 parking spaces on the subject property.

**SECTION 8:** 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 1st day of September, 2005.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

Passed on second reading this 15th day of September, 2005.

Ayes: Trustees Gron, Tross, O'Brien, Sebby, Florey and Soderstrom

Nayes: None

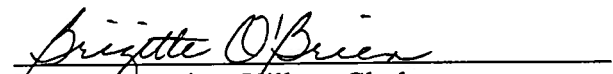
Absent: None

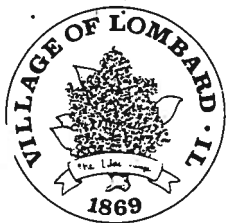
Approved this 15th day of September, 2005.

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William J. Mueller, Village President

ATTEST:

  
Brigitte O'Brien, Village Clerk



I, **Brigitte O'Brien**, 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 5719

AN ORDINANCE GRANTING A CONDITIONAL USE AND VARIATIONS FOR AN EXISTING RELIGIOUS INSTITUTION, CHURCH SPIRE, REQUIRED FRONT YARD SETBACK, REQUIRED PARKING SPACES, OPEN SPACE AND PARKING SPACE AND AISLE DIMENSIONS, FOR THE PROPERTY LOCATED AT 369 N. STEWART, LOMBARD, DUPAGE COUNTY, ILLINOIS.

of the said Village as it appears from the official records of said Village duly passed on September 15, 2005.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 4<sup>th</sup> day of October, 2005.



  
Brigitte O'Brien  
Village Clerk  
Village of Lombard  
DuPage County, Illinois