

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
NOV. 18, 2005 11:29 AM
OTHER 05-01-204-065
005 PAGES R2005-258920

ORDINANCE NO. 5704

**APPROVING A CONDITIONAL USE FOR A PLANNED
DEVELOPMENT WITH A USE EXCEPTION FOR A
MONTESSORI PRESCHOOL AND KINDERGARTEN
UNDER TITLE 15, CHAPTER 155 OF THE CODE OF
LOMBARD**

Address: 536 N. Columbine, Lombard

PIN: 05-01-204-065

Return To:

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

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PLANNED DEVELOPMENT WITH A USE EXCEPTION FOR A
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CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

PC 05-31: 536 N. Columbine Avenue

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 Lombard Village Code; and

WHEREAS, an application has been filed with the Village of Lombard requesting approval of a conditional use for a planned development with a use exception per Section 155.508 (B)(3) of the Zoning Ordinance (Standards for Planned Developments with Use Exceptions) to allow for a Montessori preschool and kindergarten, located within the R1 Single-Family District; and

WHEREAS, a public hearing was conducted by the Plan Commission on August 15, 2005, pursuant to appropriate and legal notice, and the Plan Commission recommended approval of the Petition, subject to conditions; and

WHEREAS, the President and Board of Trustees concur with the recommendation of the Plan Commission and have determined that it is in the best interest of the Village to approve the Petition.

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 536 N. Columbine Road, Lombard, Illinois, and legally described as follows:

Lot 1 in Lomnaz Hill Subdivision, being a subdivision of part of Section 1, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded as Document No. R2000-163671, in DuPage County, Illinois.

Parcel Number: 05-01-204-065
(hereinafter the "Subject Property")

SECTION 2: The President and Board of Trustees, hereby finds that the petition does meet the standards for conditional uses for planned developments with use exceptions per Section 155.508 (B)(3) of the Zoning Ordinance for a Montessori preschool and kindergarten, located within the R1 Single-Family District, and therefore the petition is hereby granted for the Subject Property, subject to the conditions set forth as follows:

1. The Montessori school and any other day care functions may not occupy more than 1,700 sq. ft. of the building.
2. All comments in the Inter-Departmental Review Committee Report and any other life safety requirements shall be satisfactorily addressed.
3. Perimeter fencing shall be installed around any outdoor play areas associated with the Montessori school.
4. Any traffic conflicts along Columbine Avenue (IL Route 53) that may be created as a result of this petition shall be addressed to the satisfaction of the Director of Community Development.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as required by law.

Passed on first reading this ____ day of _____, 2005.

First reading waived by action of the Board of Trustees this 1st day of September, 2005.

Passed on second reading this 1st day of September, 2005.


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

Nayes: None

Absent: None

Approved this 1st day of September, 2005.

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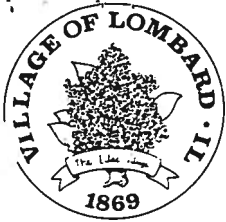


William J. Mueller, Village President

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 5704

AN ORDINANCE APPROVING A CONDITIONAL
USE FOR A PLANNED DEVELOPMENT WITH A
USE EXCEPTION FOR A MONTESSORI
PRESCHOOL AND KINDERGARTEN UNDER
TITLE 15, CHAPTER 155, FOR THE PROPERTY
LOCATED AT 536 N. COLUMBINE AVENUE,
LOMBARD, DUPAGE COUNTY, ILLINOIS,
PIN # 05-01-204-065.

of the said Village as it appears from the official records of said Village duly passed on September 1, 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 4th day of October, 2005.



A handwritten signature in cursive script that reads "Brigitte O'Brien". The signature is written in black ink and is positioned above a horizontal line.

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