

J.P. "RICK" CARNEY

DUPAGE COUNTY RECORDER

SEP. 10, 2002

11:32 AM

OTHER

06-06-202-016

006 PAGES

R2002-233577

ORDINANCE NO. 5075

**GRANTING A CONDITIONAL USE PURSUANT TO TITLE
15, CHAPTER 155, SECTION 405(C) OF THE LOMBARD
ZONING ORDINANCE WITH VARIATIONS TO
BUILDING HEIGHT AND OPEN SPACE**

**701 N. Main Street
Lombard, Illinois**

PIN: 06-06-202-016

Return To:

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

ORDINANCE NO. 5075

**AN ORDINANCE GRANTING A CONDITIONAL USE PURSUANT TO
TITLE 15, CHAPTER 155, SECTION 405(C) OF THE
LOMBARD ZONING ORDINANCE
WITH VARIATIONS TO BUILDING HEIGHT AND OPEN SPACE**

(PC 02-01: 710 North Main Street)

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 been filed requesting approval of a Conditional Use to provide for a religious institution described in Section 4 below; and,

WHEREAS, said application also requests approval of a variation from Section 155.406 (G) to allow for a church steeple exceeding the maximum building height, and a variation from Section 155.406 (H) to allow for a decrease in the 50% minimum lot area required to be preserved as open space; and

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on January 14, 2002 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 property described in Section 4 below and pursuant to Title 15, Chapter 155, Section 405 (C) of the Village of Lombard Zoning Ordinance so as to allow said property to be used for a religious institution.

SECTION 2: That a variation is hereby granted from Section 155.406 (G) to allow for a church steeple exceeding the maximum building height for the property described in Section 4 below.

SECTION 3: That a variation is hereby granted from Section 155.406 (H) to allow for a decrease in the 50% minimum lot area required to be preserved as open space for the property described in Section 4 below.

SECTION 4: That this ordinance is limited and restricted to the property located at 710 North Main Street, Lombard, Illinois and legally described as follows:

LOT 33 IN BLOCK 1 IN HARRIS' LOMBARD HILLS, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 1950 AS DOCUMENT 600854, IN DU PAGE COUNTY, ILLINOIS.

Parcel No. 06-06-202-016

SECTION 5: This ordinance shall be granted subject to compliance with the following condition(s):

1. The petitioner shall develop the site essentially in accordance with site plan prepared by Crossroads Design, Inc., dated December 10, 2001 and made a part of this request.
2. That the conditional use shall be for the construction and operation of a religious institution on the subject property. Should the petitioner or any subsequent property owners seek to operate uses such as, but not limited to, day

Ordinance No. 5075

Re: PC 02-01

Page 3

care facility, pre-school activities, elementary school activities, a conditional use amendment will be required.

3. That the overall lot coverage not exceed 32.9% of the overall lot area.
4. That the petitioner apply for and receive a building permit for the proposed improvements. Said permit shall also include the following elements:
 - a. That the petitioner shall also submit a revised landscape plan with the building permit application that will specifically denote the existing vegetation that will be preserved as part of the development. Shall any of the designated trees die during the site development process, the petitioner shall replace it with new trees of equal caliper and subject to the approval of the Director of Community Development.
 - b. That the petitioner shall also submit a photometric lighting plan for the property consistent with Village Code.
 - c. That associated with the submittal of a building permit for the site, the petitioner shall also provide the Village with requisite fees to cover the costs of sidewalk and parkway improvements.
 - d. That the access driveway onto Main Street shall be designed and constructed as a right-in, right-out facility.
5. That the site shall be constructed and operated in conformance with the Lombard Village Codes.
6. That should cut-through traffic through the site be identified as a concern by the Village, the petitioner shall install a gate at the north entrance, subject to the discretion of 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 7th day of February, 2002.

Ordinance No. 5075
Re: PC 02-01
Page 4

First reading waived by action of the Board of Trustees this _____ day of _____, 2002.


Passed on second reading this 21st day of February, 2002.

Ayes: Trustees DeStephano, Tross, Koenig, Florey, Soderstrom

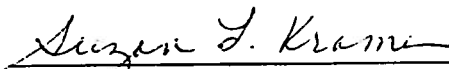
Nays: None

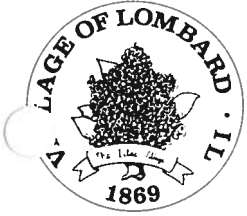
Absent: Trustee Seby

Approved this 21st day of February, 2002.


William J. Mueller, Village President

ATTEST:


Suzan L. Kramer, Village Clerk



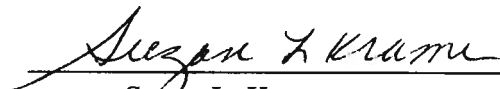
I, **Suzan L. Kramer**, hereby certify that I am the duly qualified Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

I further certify that attached hereto is a
copy of ORDINANCE 5075

AN ORDINANCE GRANTING A CONDITIONAL USE
PURSUANT TO TITLE 15, CHAPTER 155, SECTION
405(C) OF THE LOMBARD ZONING ORDINANCE
WITH VARIATIONS TO BUILDING HEIGHT AND
OPEN SPACE FOR 710 NORTH MAIN STREET
VILLAGE OF LOMBARD

of the said Village as it appears from the official records of said Village duly approved February 21, 2002.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 7th day of August, 2002.

A handwritten signature in cursive script that reads "Suzan L. Kramer". The signature is written in black ink and is positioned above a horizontal line.

Suzan L. Kramer
Village Clerk
Village of Lombard
DuPage County, Illinois