

J.P. "RICK" CARNEY
DUPAGE COUNTY RECORDER
AUG.09,2004 2:25 PM
OTHER 03-31-402-033
005 PAGES R2004-212642

ORDINANCE 5431

**GRANTING A CONDITIONAL USE IN THE I LIMITED
INDUSTRIAL DISTRICT**

PIN: 03-31-402-033

Common Address: 1110 N. Main Street, Lombard, Illinois

Return To:

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

ORDINANCE NO. 5431

**AN ORDINANCE GRANTING A CONDITIONAL USE
FOR A PRIVATE SCHOOL IN THE
I LIMITED INDUSTRIAL DISTRICT**

(PC 04-02: 1110 N. Main Street)

(See also Ordinances 5429 and 5430)

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, an application has heretofore been filed requesting approval of a conditional use for a private school on the subject property located within the I Limited Industrial District; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on January 26, 2004 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 the Ordinance is limited and restricted to the property generally located at 1110 North Main Street, Lombard, Illinois, and legally described as follows:

LOT 1 IN ROTHBART-LOMBARD RESUBDIVISION, BEING A RESUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 11 EAST, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1986 AS DOCUMENT R86-52309, IN DU PAGE COUNTY, ILLINOIS.

Parcel Number: 03-31-402-033

SECTION 2: That a conditional use for a private school is hereby granted for the Subject Property, subject to compliance with the following conditions:

1. That the conditional use approval for the proposed school shall be exclusively for the tenant space depicted as part of the petitioner's submittal, submitted by the petitioner, dated November 13, 2003 and submitted as part of the request. Any expansion of the school activity outside of the existing building or into any other tenant space shall require an amended conditional use.
2. That the petitioner shall apply for and receive a building permit for the proposed improvements necessary to operate the school as proposed by the petitioner. Said permit shall satisfactorily address all IDRC comments, as follows:
 - a. The intended use of the structure must meet all current building, fire, safety and handicap/ADA codes.
 - b. Any buildout of the proposed space must be such as to accommodate students in their respectful grade and age levels.
 - c. All emergency and existing requirements must also be met to accommodate the variety of students within the structure.
3. That the petitioner shall apply for and receive a Certificate of Occupancy for the proposed facility. The petitioner shall supply the Village with any and all documentation from the respective state or local authorities stating that the facility is acceptable for occupancy.
4. That the petitioner shall provide ADA parking spaces for the proposed facility designed per Village Code and shall provide additional signage denoting the specific parking and loading spaces for the proposed school.
5. That the conditional use shall be exclusively for the petitioner's proposed school. Should another school seek to occupy the subject property, a new conditional use shall be required.
6. That the property shall be operated consistent with Village Code.

SECTION 3: 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. 5431

Re: PC 04-02

Page 3

Passed on first reading this _____ day of _____, 2004.

First reading waived by action of the Board of Trustees this 19th day of February, 2004.

Passed on second reading this 19th day of February, 2004.

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

Nays: None

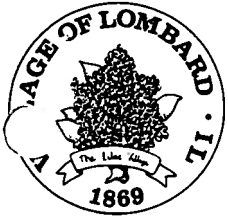
Absent: None

Approved this 19th day of February, 2004.


William J. Mueller, Village President

ATTEST:

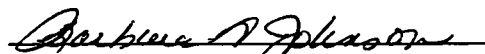

Barbara A. Johnson, Deputy Village Clerk



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 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 5431, AN ORDINANCE GRANTING A CONDITIONAL USE IN THE LIMITED INDUSTRIAL DISTRICT IN REGARD TO THE PROPERTY LOCATED AT 1110 NORTH MAIN STREET, PIN 03-31-402-033 of the said Village as it appears from the official records of said Village duly passed on February 19, 2004.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 13th day of July, 2004.



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

