

**FRED BUCHOLZ**  
DUPAGE COUNTY RECORDER  
DEC.03,2004 3:19 PM  
OTHER 03-32-301-041  
005 PAGES R2004-305029

**ORDINANCE 5524**

**GRANTING A CONDITIONAL USE FOR A RELIGIOUS  
INSTITUTION WITH A VARIATION TO THE  
TRANSITIONAL LANDSCAPE AND THE PUBLIC  
IMPROVEMENT REQUIREMENTS IN THE B4  
CORRIDOR COMMERCIAL DISTRICT**

**PINs: 03-32-301-041**

**Common Address: 950 N. Grace Street,  
Lombard, Illinois**

**Return To:**

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

**ORDINANCE NO. 5524**

**AN ORDINANCE GRANTING A CONDITIONAL USE  
FOR A RELIGIOUS INSTITUTION  
WITH A VARIATION TO THE TRANSITIONAL LANDSCAPE  
AND THE PUBLIC IMPROVEMENT REQUIREMENTS  
IN THE B4 CORRIDOR COMMERCIAL DISTRICT**

(PC 04-23: 950 N. Grace Street)

(See also Ordinances 5523)

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 religious institution on the subject property located within the B4 Corridor Commercial District; and,

WHEREAS, said application also requests approval of a variation from Section 155.707 (B)(4) of the Zoning Ordinance as it pertains to transitional landscape yard planing requirements on the subject property; and,

WHEREAS, said application also requests approval of a variation from the Section 154.404 (A)(3) of the Subdivision and Development Ordinance modifying the public water distribution system requirements for adjacent properties; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on July 19, 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 and variations 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:

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**SECTION 1:** That the Ordinance is limited and restricted to the property generally located at 950 North Grace Street, Lombard, Illinois, and legally described as follows:

LOT 3 IN THE TERRACE LAKES RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 2003 AS DOCUMENT R03-485321, IN DU PAGE COUNTY, ILLINOIS.

Parcel Number: 03-32-301-041

**SECTION 2:** That a conditional use for a religious institution with companion variations from Section 155.707 (B)(4) of the Zoning Ordinance as it pertains to transitional landscape yard planing requirements on the subject property, and from the Section 154.404 (A)(3) of the Subdivision and Development Ordinance modifying the public water distribution system requirements for adjacent properties are hereby granted for the Subject Property, subject to compliance with the following conditions:

1. The petitioner shall develop the site essentially in accordance with site plan prepared by Nicholas Batistich Architects, hand-dated June 28, 2004 and made a part of this request, with revised building elevation drawings dated August 10, 2004 and incorporated into the development agreement for the subject property.
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 care facility, pre-school activities, elementary school activities, a conditional use amendment will be required.
3. That the petitioner shall apply for and receive a building permit for the proposed improvements. Said plans associated with the permit application shall also address the comments noted in the Inter-departmental Group Report.
4. That the site shall be constructed and operated in conformance with the Lombard Village Codes.
5. That the relief granted as part of this petition shall be subject to the petitioner executing a development agreement with the Village.

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6. That the petitioner shall submit to the Village a final landscape plan for the transitional yard on the subject property. The plan shall reflect any additional plant materials required as part of the DuPage County wetland approval process and shall include any additional transitional landscape plantings as required by the Director of Community Development.
7. That the petitioner's final landscape plan shall also provide additional landscape plant materials along the south property line, with said planting subject to review and approval by 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 provided by law.

Passed on first reading this \_\_\_\_ day of \_\_\_\_\_, 2004.

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

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

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

Nayes: None

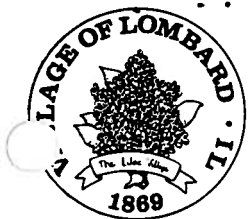
Absent: Trustee DeStephano

Approved this 19th day of August, 2004.

  
William J. Mueller, Village President

ATTEST:

  
Barbara A. Johnson, Deputy Village Clerk

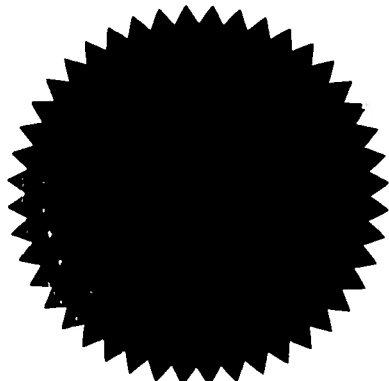


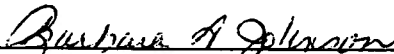
I, **Barbara A. Johnson**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Village Clerk, I maintain and am safekeeper of the records and files of the President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

I further certify that attached hereto is a true and correct copy of ORDINANCE 5524, AN ORDINANCE GRANTING A CONDITIONAL USE FOR A RELIGIOUS INSTITUTION WITH A VARIATION TO THE TRANSITIONAL LANDSCAPE AND THE PUBLIC IMPROVEMENT REQUIREMENTS IN THE B4 CORRIDOR COMMERCIAL DISTRICT, IN REGARD TO THE PROPERTY LOCATED AT 950 N. GRACE STREET.

of the said Village as it appears from the official records of said Village duly passed on August 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 8<sup>th</sup> day of November, 2004.



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