

ORDINANCE NO. 4613

**AN ORDINANCE AMENDING A CONDITIONAL USE
PURSUANT TO TITLE 15, CHAPTER 155, SECTION 416.C
OF THE LOMBARD ZONING ORDINANCE AND GRANTING
A VARIATION PURSUANT TO TITLE 15, CHAPTER 155, SECTION 103.C**

(PC 98-40: 111 S. Park Avenue, Lombard, Illinois)
(Lombard Bible Church)

(Also see Ordinance No.(s) 2151)

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 and B5 Central Business District; and,

WHEREAS, on March 10, 1983, the President and Board of Trustees adopted Ordinance 2151, granting conditional use approval to allow an addition to an existing religious institution; and,

WHEREAS, an application has been filed requesting an amendment to said conditional use approval to allow for the construction of a detached garage and variations to the parking standards; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on February 15, 1999, 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 amendment and variation 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 Ordinance 2151, allowing an addition to an existing religious institution, is hereby amended to grant an amendment to said conditional use approval to allow for the construction of a detached garage and a variation to the parking standards and pursuant to Title 15, Chapter 155, Section 103.C. Sections 1 through 5 shall read in entirety 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 416.C of the Village of Lombard Zoning Ordinance so as to allow said property to be used for conditional use approval for a religious institution.

SECTION 2: That variations are hereby granted for the property described in Section 4 below to Title 15, Chapter 155, Section 155.602.C of said Zoning Ordinance to reduce the number of required parking spaces.

SECTION 3: That the conditional use and variation listed in Section 1 and Section 2 are subject to the following conditions:

1. The garage shall be built in substantial compliance with the site plan, dated February 5, 1999.
2. The landscape island shall be curbed, in conformance with standards set forth in the Zoning Ordinance.
3. The garage shall be built of noncombustible construction, due to its location in a fire district.
4. The dumpsters shall be moved to an appropriate location, as determined by the Director of Community Development, and be screened with a board on board fence six feet (6') in height.
5. The petitioner shall pay into a regional detention pond, if the Private Engineering Services Division requires detention.

SECTION 4: That this ordinance is limited and restricted to the property generally located at 111 S. Park Avenue, Lombard, Illinois and legally described as follows:

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Lot 1 in Lombard Bible Church Consolidation Plat, being a subdivision in the northeast quarter of Section 7, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded May 6, 1983 as Document Number R83-26493, in DuPage County, Illinois.

Parcel No. 06-07-213-013

SECTION 5: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

SECTION 2: 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 18th day of March, 1999.

First reading waived by action of the Board of Trustees this _____ day of _____, 1999.

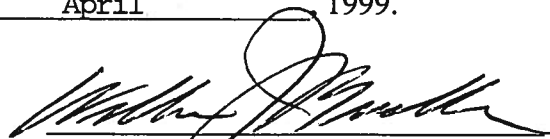
Passed on second reading this 8th day of April, 1999.

Ayes: Trustees Borgatell, Tross, Schaffer, DeFalco and Kufrin

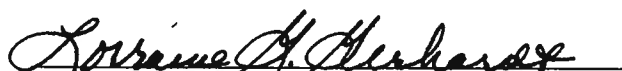
Nayes: None

Absent: Trustee Jaugilas

Approved this 8th, day of April, 1999.


William J. Mueller, Village President

ATTEST:


Lorraine G. Gerhardt, Village Clerk