

**ORDINANCE 7269  
PAMPHLET**

**PC 16-15: 331 W. MADISON STREET (CPSA)**



PUBLISHED IN PAMPHLET FORM THIS 2<sup>ND</sup> DAY OF SEPTEMBER, 2016, BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

*Sharon Kuderna*

Sharon Kuderna  
Village Clerk

**ORDINANCE NO. 7269**

**AN ORDINANCE GRANTING CONDITIONAL USE APPROVAL  
FOR A PLANNED DEVELOPMENT WITH A COMPANION OPEN SPACE  
VARIATION AND A CONDITIONAL USE AMENDMENT FOR A PRIVATE, FULL-  
TIME ELEMENTARY, MIDDLE AND HIGH SCHOOL**

PC 16-15: 331 W. Madison (College Preparatory School of America)

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,

WHEREAS, an application has been filed requesting approval of a Elementary, Private, Full-time Middle and High School Expansion along with a conditional use for a planned development with an open space variation as described herein; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on July 18, 2016 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 aforementioned conditional uses as 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 for a Private, Full-time Elementary, Middle and High School, as well as a conditional use for a planned development with a variation from Section (C) (7), reducing the minimum required open space to 50% where a minimum of 62.5% is required are hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3.

SECTION 2: That the ordinance is limited and restricted to the property generally located at 331 W. Madison, Lombard, Illinois and legally described as follows:

PARCEL 1: THE NORTH 215 FEET OF THE WEST 80 FEET OF THE EAST 210 FEET OF LOT 4 IN BLOCK 7 IN LOMBARD FARMS SUBDIVISION, BEING A SUBDIVISION IN SECTIONS 7 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 1917 AS DOCUMENT NO.129539; IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE EAST 130 FEET OF LOT 4 IN BLOCK 7 IN LOMBARD FARMS SUBDIVISION, BEING A SUBDIVISION IN SECTIONS 7 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 1917 AS DOCUMENT NO. 129539; IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCTING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH, ALONG THE EAST LINE THEROF, 446.92 FEET; THENCE SOUTH 89 DEGREES WEST, 1846.55 FEET, MORE OR LESS, TO THE EAST LINE OF LOT 4 IN BLOCK 7 IN LOMBARD FARMS SUBDIVISION, FOR A POINT OF BEGINNING; THENCE NORTH 01 DEGREE WEST, 415.55 FEET; THENCE NORTH THENCE NORTH 89 DEGREES EAST, 130 FEET, THENCE SOUTH 01 DEGREE EAST, 415.55 FEET, THENCE SOUTH 89 DEGREES WEST, 130 FEET, TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCTING AT THE NORTHEAST CORNER OF FAID SECTION 18; THENCES OUTH, ALONG THE EAST LINE OF SAID SECTION 18, A DISTANCE OF 446.92 FEET (RECORDED BEING 446.82 FEET) TO THE SOUTH LINE OF GREEN VALLEY, BEING A SUBDIVISION OF PARTS OF SECTION 7 AND 18 TOWNSHIP AND RANGE AFORESAID, PER DOCUMENT NO. 465288, THENCE SOUTH 89 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID GREEN VALLEY, A DISTANCE OF 14.47 FEET THE POINT OF BEGINNING,

THENCE CONTINUING SOUTH 89 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID GREEN VALLEY, A DISTANCE OF 14.47 FEET TO THE SOUTHWEST CORNER OF BLOCK 12 SAID GREEN VALLEY, BEING A POINT 130.00 FEET EAST OF (MEASURED ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF GREEN VALLEY) THE EAST LINE OF LOT 4 IN THE BLOCK 7 OF LOMBARD FARMS SUBDIVISION PER DOCUMENT NO. 128539, THENCE NORTH 00 DEGREES 26 MINUTES 22 SECONDS WEST ALONG THE WEST LINE OF BLOCK 12 IN SAID GREEN VALLEY, AND PARALLEL WITH THE EAST LINE OF SAID LOT 4, A DISTANCE OF 425.41 FEET (RECORDED BEING 415.55 FEET) TO THE NORTHWEST CORNER OF BLOCK 12 IN SAID GREEN VALLEY, THENCE NORTH 89 DEGREES 02 MINUTES 31 SECONDS EAST ALONG THE NORTH LINE OF BLOCK 12 IN SAID GREEN VALLEY, A DISTANCE OF 14.46 FEET TO THE NORTHWEST CORNER OF BLOCK 12 IN THE AFORESID SUBDIVISION OF BLOCK 12 TO 20, GREEN VALLEY AND LOT 2, BLOCK 11, GREEN VALLEY THENCE SOUTH 00 DEGREES 26 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF BLOCK 12 IN SAID RESUBDIVISION, A DISTANCE OF

415.40 FEET (RECORDED BEING 4215.55 FEET) TO THE POINT OF BEGINNING, IN YORK TOWNSHIP, DUPAGE COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 06 18 200 012 (FOR PARCELS 3 AND 4)

Parcel Numbers: 06-18-200-008, -009, -010, -011, & -012

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. The site shall be developed substantially in accordance with the CPSA elevation, site, landscaping and floor plans package, prepared by Dome Structural Engineers, and submitted as part of the petition.
2. All comments in the Inter-Departmental Review Committee Report shall be satisfactorily addressed as part of a building permit application.
3. The petitioner shall address all recommendations in the KLOA report, which includes a detailed drop off/pick up schedule in a manner acceptable to the Director of Community Development, based upon the proposed traffic flow conditions along Madison Street and upon the subject property.
4. Based upon the proposed parking configuration set forth within the petitioner's plans, the number of day care and grade school students shall be capped at 275 students and the number of high school students shall be capped at 260 students. If the 10 land-banked parking spaces are constructed at a future date, as depicted on the submitted plans, the total student enrollment shall be capped at 315 grade school students and the number of high school students shall be capped at 300 students.
5. A final plat of consolidation shall be submitted to the Village for approval, making the site a single lot of record.
6. The designated fire lane adjacent to the western and southern portion of the proposed building shall be blocked off at all times and accessed only by the Lombard Fire Department in a design manner acceptable to the Village.
7. The petitioner shall submit a photometric plan as part of building permit submittal showing compliance with Village Code.

8. Trash collection and deliveries shall not occur on the school property prior to 8:00 a.m.
9. A revised landscape plan shall be submitted in a manner acceptable to the Director of Community Development and consistent with the Zoning Ordinance. Along the eastern and southern property lines of the subject property, a continuous arborvitae hedgerow shall be established. The amur maple trees shall also be interspersed with other tree varieties to ensure compatibility with the existing vegetation on neighboring properties as well as the overhead electric transmission lines. Furthermore the proposed 6' solid fence proposed along the southern property shall be extended along the full length of the southern lot line.
10. To ensure that open space requirements are met, as part of the completion of Phase 3 of the project, the petitioner shall be required to remove the interim basketball court and replace it with wet prairie seed mix for native plantings, subject to review and approval by the Village's stormwater administrator.
11. The relief granted as part of this petition shall be subject to the following time provisions:
  - a. Construction for the proposed Phase 1 stormwater improvements shall commence no later than one year from the date of approval of the Ordinance of approval;
  - b. Construction of the proposed Phase 2 parking lot improvements shall commence no later than two years from the date of approval of the Ordinance of approval;
  - c. Construction of the proposed Phase 3 school building and associated parking lot improvements shall commence no later than three years from the date of approval of the Ordinance of approval.
  - d. If in the event any of the time periods identified within sections a through c above are not met, the zoning relief granted for the remaining phases of development shall automatically be null and void, unless a time extension is granted by the Village Board prior to the expiration date.
12. The Plan Commission shall be granted site plan approval authority for the subject property.
13. As part of the final submittal of the landscape plan for the proposed development, the petitioner shall provide additional vegetative landscaping at the northeast corner of the proposed building. Said landscaping shall consist of a mix of evergreens and deciduous trees and spaced in a manner that would provide shade over adjacent imperious parking lot surfaces during the summer months.

SECTION 4: 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 18<sup>th</sup> day of August, 2016.

Ayes: Trustee Whittington, Fugiel, Foltyniewicz, Johnston, Pike and Ware

Nays: None

Absent: None

First reading waived by action of the Board of Trustees this \_\_\_ day of \_\_\_, 2016.

Passed on second reading this 1<sup>st</sup> day of September, 2016.

Ayes: Trustee Whittington, Foltyniewicz, Johnston, Pike and Ware

Nays: None

Absent: Trustee Fugiel


Approved this 1<sup>st</sup> day of September, 2016.

  
**Keith T. Giagnorio**  
**Village President**

ATTEST:

  
**Sharon Kuderna**  
**Village Clerk**

Published by me in pamphlet form on this 2<sup>nd</sup> day of September, 2016.

  
**Sharon Kuderna**  
**Village Clerk**