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FRED BUCHOLZ, RECORDER
DUPAGE COUNTY ILLINOIS
04/08/2019 04:07 PM

DOCUMENT # R2019-025662

ORDINANCE 7627

**AN ORDINANCE GRANTING APPROVAL OF A
CONDITIONAL USE TO ESTABLISH THE SUBJECT
PROPERTY AS A PLANNED DEVELOPMENT;
A USE EXCEPTION FOR A DAY CARE CENTER
LOCATED IN THE R2 ZONING DISTRICT**

PIN(s): 06-07-217-002 and 06-07-217-003

ADDRESS: 105-115 W. Maple Street, Lombard, IL 60148

**Prepared by and Return To:
Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148**

ilg.



I, **Janet Downer**, 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 Deputy 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 7627

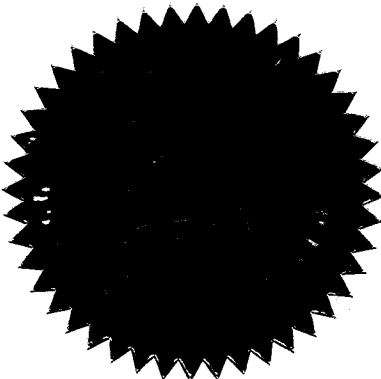
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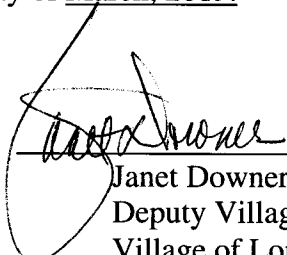
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ADDRESS: 105-115 W. Maple Street, Lombard, IL 60148

of the said Village as it appears from the official records
of said Village duly approved this 7th
day of February, 2019.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate
Seal of said **Village of Lombard**, Du Page County, Illinois this 15th
day of March, 2019.





Janet Downer
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

**ORDINANCE 7627
PAMPHLET**

**PC 18-31: 105-115 W. MAPLE STREET – CALVARY EPISCOPAL CHURCH
CONDITIONAL USE FOR TRI TOWN YMCA DAY CARE CENTER**



PUBLISHED IN PAMPHLET FORM THIS 7TH DAY OF FEBRUARY 2019, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.

Sharon Kuderna

Sharon Kuderna
Village Clerk

ORDINANCE NO. 7627

**AN ORDINANCE GRANTING APPROVAL OF A CONDITIONAL USE
TO ESTABLISH THE SUBJECT PROPERTY AS A PLANNED
DEVELOPMENT; A USE EXCEPTION FOR A DAY CARE CENTER
LOCATED IN THE R2 ZONING DISTRICT**

PC 18-31: 105-115 W. Maple 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;

WHEREAS, the Subject Property as defined below is zoned R2; and,

WHEREAS, an application requests approval for a conditional use for a planned development with a use exception for a day care center; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on November 19, 2018 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 use exception 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 Subject Property, as described in Section 3 below, pursuant to Title 15, Chapter 155, Section 155.407(C) of the Zoning Ordinance for a planned development; and

SECTION 2: That a use exception is hereby granted for a day care center.

SECTION 3: This ordinance is limited and restricted to the property generally located at 105-115 W. Maple Street, Lombard, Illinois, (hereinafter the "Subject Property") and legally described as follows:

PARCEL ONE

LOT 3 OF THE RESUBDIVISION OF LOT 6 IN BLOCK 27 OF THE TOWN OF LOMBARD, A SUBDIVISION IN SECTIONS 5, 6, 7, 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID PLAT OF RESUBDIVISION RECORDED AUGUST 29, 1919 AS DOCUMENT 138040 IN DUPAGE COUNTY, ILLINOIS.

PIN Number: 06-07-217-002

PARCEL TWO

LOT 7 AND THE EAST 17 FEET OF LOT 8 IN BLOCK 27 IN TOWN OF LOMBARD, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1968 AS DOCUMENT 9483 IN DUPAGE COUNTY, ILLINOIS.

PIN Number: 06-07-217-003

SECTION 4: The approvals set forth in SECTION 1 and SECTION 2 above shall be granted subject to compliance with the following conditions, as amended:

1. The petitioner shall be required to apply for and receive building permits for any improvements to the Subject Property;
2. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. Day care student unloading and loading shall be on the Subject Property only; and
4. The day care operations shall not be in conflict with the religious institution activities or services.
5. Off-street parking located on the Subject Property shall be reserved solely for the permitted land uses and activities permitted by Chapter 155 of the Village Code (the

Lombard Zoning Ordinance) and this Ordinance, and located wholly and exclusively on the Subject Property.

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

Passed on first reading this _____ day of _____, 2019.

First reading waived by action of the Board of Trustees this 7th day of February, 2019.

Passed on second reading this 7th day of February, 2019.

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

Nays: None

Absent: Trustee Johnston

Approved this 7th day of February, 2019.



Keith Giagnorio, Village President

ATTEST:



Sharon Kuderna, Village Clerk

Published in pamphlet from this 8th day of February, 2019.



Sharon Kuderna, Village Clerk