

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING A CONDITIONAL USE  
FOR A PLANNED DEVELOPMENT WITH A USE EXCEPTION AND  
DEVIATIONS IN A B5 CENTRAL BUSINESS DISTRICT**

(PC 03-33; 111 S. Park Avenue, 130 S. Main Street, 6 W. Maple Street,  
10 W. Maple Street, & 24 W. Maple Street)

(See also Ordinance No.(s)\_\_\_\_\_)

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 B5 Central Business District;  
and,

WHEREAS, an application has heretofore been filed requesting approval of:  
a conditional use for a planned development in a B5 Central Business District; and

WHEREAS, said planned development includes a deviation from Section 155.416 (G) of the Lombard Zoning Ordinance allowing for an increase in the maximum building height from forty-five (45) feet to fifty (50) feet to accommodate a pitched roof;  
and

WHEREAS, said planned development includes a deviation from Section 153.506 (C), Table 6.3 reducing the number of requisite parking spaces for an existing religious institution; and

WHEREAS, said planned development includes a deviation from Section 153.506 (B)(5)(d) of the Lombard Sign Ordinance to allow for more than one freestanding sign on any one parcel of property; and

WHEREAS, said planned development includes a use exception to allow for the outdoor storage of an ancillary mobile technology medical vehicle; and

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on October 27, 2003 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, deviations, 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 for a planned development with the following deviations and use exception is hereby granted for the Subject Property legally described in Section 2 below, subject to the conditions set forth in Section 3 below:

- a. A deviation from Section 155.416 (G) of the Lombard Zoning Ordinance allowing for an increase in the maximum building height from forty-five (45) feet to fifty (50) feet to accommodate a pitched roof;
- b. A deviation from Section 153.506 (C), Table 6.3 reducing the number of requisite parking spaces for an existing religious institution;
- c. A deviation from Section 153.506 (B)(5)(d) of the Lombard Sign Ordinance to allow for more than one free-standing sign on any one parcel of property; and
- d. A use exception to allow for the outdoor storage of an ancillary mobile technology medical vehicle.

SECTION 2: That the ordinance is limited and restricted to the properties generally located at 130 S. Main Street, 6 W. Maple Street, 10 W. Maple Street, and 24 W. Maple Street, Lombard, Illinois, and legally described as follows:

LOTS 6 THROUGH 14 IN CAVERNO'S SUBDIVISION, BEING A SUBDIVISION OF PART OF BLOCK 21 IN 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 THE PLAT OF SAID CAVERNO'S SUBDIVISION RECORDED MAY 17, 1912 AS DOCUMENT 108107, IN DU PAGE COUNTY, ILLINOIS; AND

LOT 1 OF VILLAGE OF LOMBARD MAPLE STREET PARKING LOT PLAT OF CONSOLIDATION, BEING A RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 7 TOWNSHIP 39 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1998 AS DOCUMENT NUMBER R98-236142 IN DU PAGE COUNTY, ILLINOIS; AND

LOT 1 OF LOMBARD BIBLE CHURCH CONSOLIDATION PLAT, BEING A RESUBDIVISION OF PART OF 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 DU PAGE COUNTY, ILLINOIS.

Parcel Nos. 06-07-213-003, 011, 012, 013, 014  
(Hereinafter the "Subject Property").

SECTION 3: The conditional use set forth in Section 1 above shall be granted subject to compliance with the following conditions:

1. Approval of this petition is contingent upon the sale of Village property at 10 W. Maple Avenue and 24 W. Maple Avenue and Village Board approval of a Development Agreement with the petitioner.
2. All site and building improvements shall be designed and constructed consistent with Village Code and shall also satisfactorily address the comments included within the IDRC report.
3. The site shall be developed substantially in accordance with the Proposed Site and Building Plans, prepared by Webster, McGrath, and Ahlberg, Ltd., dated September 24, 2003.
4. A total of four (4) parkway trees shall be provided along Maple Street and a total of five (5) parkway trees shall be provided along Park Avenue, adjacent to the parking lot. Trees must be planted in vaults if requested by Public Works.

5. No mobile technology medical vehicle may remain on the property overnight between Friday night and Sunday morning.
6. Accessible parking spaces shall be provided in compliance with the provisions of the Illinois Accessibility Code.
7. Refuse disposal areas shall be screened in accordance with Section 155.710 of the Lombard Zoning Ordinance.
8. No more than three (3) freestanding signs shall be allowed on the property.

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 \_\_\_\_ day of \_\_\_\_\_, 2003.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2003.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2003.

Ayes: \_\_\_\_\_

Nayes: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_ day of \_\_\_\_\_, 2003.

\_\_\_\_\_  
William J. Mueller, Village President

ATTEST:

\_\_\_\_\_  
Barbara A. Johnson, Deputy Village Clerk