

ORDINANCE _____

**AN ORDINANCE AMENDING ORDINANCES NO. 4358 AND 4869
FOR AN EXISTING RELIGIOUS INSTITUTION AND ITS RELATED USES
WITH A VARIATION TO OPEN SPACE REQUIREMENTS,
LOCATED IN AN R1 SINGLE FAMILY RESIDENCE DISTRICT**

(PC 05-09: 1710 South Highland Avenue (Congregation Etz Chaim))

(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, an application has heretofore been filed requesting an amendment to an existing Conditional Use (Ordinances 4358 and 4869) amending the legal description and the companion boundaries of the approved conditional use for an existing religious institution and its related accessory uses located in an R1 Single-Family Residence District; and,

WHEREAS, said application also requests a variation from Section 155.406 (H) of the Zoning Ordinance requiring a minimum of 50% of the lot area as open space.

WHEREAS, a public hearing thereon has been conducted by the Village of Lombard Plan Commission on April 18, 2005, 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 amendment to the existing conditional use 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 4358, adopted September 4, 1997 is hereby amended to allow for a parking lot expansion for an existing religious institution and its related accessory uses located in an R1 Single-Family Residence District; and

SECTION 2: That this ordinance is limited and restricted to the property generally located at 109 East 17th Street, Lombard, Illinois, and legally described as follows:

THAT PART OF LOT 1 AS SHOWN ON THE ETZ CHAIM PLAT OF CONSOLIDATION RECORDED SEPTEMBER 10, 2002 AS DOCUMENT R2002-233574 BEING A SUBDIVISION OF PART OF TRACT 6 AND TRACT 35 IN FREDERICK H. BARTLETT'S HILLDALE FARMS, LYING NORTH OF THE FOLLOWING DESCRIBED LINE. BEGINNING AT THE NORTHEAST CORNER OF TRACT 34 N FRED'K H. BARTLETT'S HILLSIDE FARMS RECORDED APRIL 22, 1941 AS DOCUMENT NUMBER 422592, BOOK 24, PAGE 12, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20 AND THE EAST 50 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 02 DEGREES 29 MINUTES 31 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 34, A DISTANCE OF 336.44 FEET; THENCE NORTH 87 DEGREES 42 MINUTES 16 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 131.97 FEET TO THE EAST LINE OF SAID LOT 1, IN DUPAGE COUNTY, ILLINOIS.

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SECTION 3: That the ordinance be granted subject to compliance with the following condition:

1. That the petitioner/property owner shall preserve a minimum of 40% of the lot area as open space.

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 _____, 2005.

Ordinance No. _____
Re: PC 05-09 Etz Chaim Amendment
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First reading waived by action of the Board of Trustees this ____ day of _____, 2005.

Passed on second reading this ____ day of _____, 2005.

Ayes: _____

Nayes: _____

Absent: _____

Approved this _____, day of _____, 2005.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk