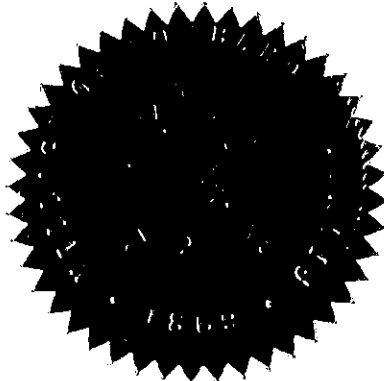


ORDINANCE 4363 - Variation
 4363A - Conditional Use

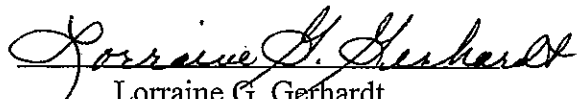
PAMPHLET

FRONT OF PAMPHLET

APPROVING A PLAT OF CONSOLIDATION, VARIATIONS
FOR SETBACK OF PARKING LOT AND BUILDINGS,
APPROVAL FOR MORE THAN ONE PRINCIPAL
BUILDING ON A LOT, VARIATION FOR BUILDING
HEIGHT AND CONDITIONAL USE APPROVAL
FOR A RELIGIOUS AND EDUCATIONAL
INSTITUTION AT 215 S. LINCOLN



PUBLISHED IN PAMPHLET FORM THIS 24TH DAY OF September, 1997.
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,
DUPAGE COUNTY, ILLINOIS.


Lorraine G. Gerhardt
Village Clerk

ORDINANCE NO. 4363

**AN ORDINANCE GRANTING VARIATIONS PURSUANT TO
TITLE 15, CHAPTER 155, SECTIONS 706, 208 and 406 OF THE
LOMBARD ZONING ORDINANCE**

PC 97-20: 215 South Lincoln Avenue (St. Johns Lutheran Church)

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 Residence District ; and,

WHEREAS, an application has been filed requesting approval of variations as follows: a variation of the Lombard Zoning Ordinance to provide for the construction of a parking lot three (3) feet from the south property line (five feet required for perimeter lot landscaping), a variation to allow more than one (1) principal building on a lot, a variation of the front yard setback requirement of thirty feet (30) to twenty (20) feet, a variation for building height on the property described in Section 2 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on September 10, 1997 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 variations 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 Variations are hereby granted for the property described in Section 2 below and pursuant to Title 15, Chapter 155, Sections 706 (C1), 208, 406(F1), 406(G2), 406 (C3), and 406 (C9) of the Village of Lombard Zoning Ordinance so as to allow said property construct a parking lot and bring existing structures into compliance;

SECTION 2: That this ordinance is limited and restricted to the property generally located at 215 South Lincoln Street, Lombard, Illinois and legally described as follows:

Parcel 1: Lots 1 and 2 in St. John's Resubdivision of Lot 1 in Block 28 in the Town of Lombard, a subdivision of parts of Sections 5, 6, 7, 8 and 18, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat of said St. John's Resubdivision recorded September 8, 1982 as Document R82-40632, in DuPage County, IL.

Parcel 2: The West 60 feet of Lot 8, all of Lots 9, 10 and 11 and Lot 12 (except the East 67.28 feet thereof) in Block 27 in Town of "Lombard" being 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 thereof recorded April 23, 1868 as Document 9483, in DuPage County, IL.

Parcel No. 06-07-217-001

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

1. The parking lot encroachment variation shall become null and void if not substantially underway within one (1) year from the date of granting thereof, and completed within eighteen (18) months.
2. The Plat of Consolidation shall be recorded prior to the issuance of a building permit.

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 _____, 1997.

Ordinance No. 4363
Re: PC 97-21
Page 3

First reading waived by action of the Board of Trustees this 18th day of September, 1997.

Passed on second reading this 18th day of September, 1997.

Ayes: Trustees Tross, Schaffer, Gatz, Kufirin and Borgatell

Nayes: None

Absent: Trustee Jaugilas

Approved this 18th, day of September, 1997.


William J. Mueller, Village President

ATTEST:


Lorraine G. Gerhardt, Village Clerk

ORDINANCE NO. 4363A

**AN ORDINANCE GRANTING A CONDITIONAL USE PURSUANT TO
TITLE 15, CHAPTER 155, SECTION 406 OF THE
LOMBARD ZONING ORDINANCE**

PC 97-21: 215 South Lincoln Street (St. Johns Lutheran Church and School)

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 Residence District ; and,

WHEREAS, an application has been filed requesting approval of a Conditional Use to provide an existing Educational and Religious Institution on the property described in Section 2 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on September 10, 1997 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 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 property described in Section 2 below and pursuant to Title 15, Chapter 155, Section 406 (C3) and

Ordinance No. 4363A

Re: PC 97-21

Page 2

(C9) of the Village of Lombard Zoning Ordinance so as to allow said property to allow an Religious and Educational Facility;

SECTION 2: That this ordinance is limited and restricted to the property generally located at 215 South Lincoln Street, Lombard, Illinois and legally described as follows:

Parcel 1: Lots 1 and 2 in St. John's Resubdivision of Lot 1 in Block 28 in the Town of Lombard, a subdivision of parts of Sections 5, 6, 7, 8 and 18, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat of said St. John's Resubdivision recorded September 8, 1982 as Document R82-40632, in DuPage County, IL.

Parcel 2: The West 60 feet of Lot 8, all of Lots 9, 10 and 11 and Lot 12 (except the East 67.28 feet thereof) in Block 27 in Town of "Lombard" being 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 thereof recorded April 23, 1868 as Document 9483, in DuPage County, IL.

Parcel No. 06-07-217-001

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

1. The parking lot encroachment variation shall become null and void if not substantially underway within one (1) year from the date of granting thereof, and completed within eighteen (18) months.
2. The Plat of Consolidation shall be recorded prior to the issuance of a building permit.

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 _____, 1997.

Ordinance No. 4363A
Re: PC 97-21
Page 3

First reading waived by action of the Board of Trustees this 18th day of September, 1997.


Passed on second reading this 18th day of September, 1997.

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

Nays: None

Absent: Trustee Jaugilas

Approved this 18th, day of September, 1997.



William J. Mueller, Village President

ATTEST:



Lorraine G. Gerhardt, Village Clerk

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