



DocID:20150248

Tx:40550097

KATHLEEN V. CARRIER  
RECORDER  
DUPAGE COUNTY, IL  
02/26/2024 08:51 AM  
DOC NO. R2024-009727

## ORDINANCE 8236

**AN ORDINANCE GRANTING A MAJOR CHANGE  
PURSUANT TO TITLE 15, CHAPTER 155, SECTION  
155.504 OF THE LOMBARD ZONING ORDINANCE  
FOR THE CALVARY EPISCOPAL CHURCH  
PLANNED DEVELOPMENT, AS ESTABLISHED BY  
ORDINANCE 7627, TO ALLOW FOR A CHANGE OF  
USE WITHIN THE PLANNED DEVELOPMENT,  
APPROVAL OF AN OPEN SPACE DEVIATION, AND  
APPROVAL OF A MINOR PLAT OF SUBDIVISION**

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

**ADDRESS: 105 and 115 W. Maple Street, Lombard IL**

**Prepared by and Return To:**

**Village of Lombard**

**( 255 E. Wilson Avenue )**

**Lombard, IL 60148 )**



I, **Sheila York**, 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 8236

AN ORDINANCE GRANTING A MAJOR CHANGE  
PURSUANT TO TITLE 15, CHAPTER 155, SECTION  
155.504 OF THE LOMBARD ZONING ORDINANCE FOR  
THE CALVARY EPISCOPAL CHURCH PLANNED  
DEVELOPMENT, AS ESTABLISHED BY ORDINANCE  
7627, TO ALLOW FOR A CHANGE OF USE WITHIN  
THE PLANNED DEVELOPMENT, APPROVAL OF AN  
OPEN SPACE DEVIATION, AND APPROVAL OF A  
MINOR PLAT OF SUBDIVISION

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

ADDRESS: 105 and 115 W. Maple Street, Lombard Il

of the said Village as it appears from the official records  
of said Village duly approved this 18<sup>th</sup>  
day of January 2024.

**In Witness Whereof**, I have hereunto affixed my official signature and the Corporate  
Seal of said **Village of Lombard**, Du Page County, Illinois this 16<sup>th</sup>  
day of February 2024.



A handwritten signature in black ink, appearing to read "Sheila York", is written over a horizontal line.

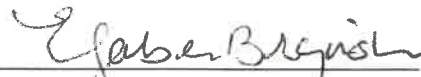
Sheila York  
Deputy Village Clerk  
Village of Lombard  
DuPage County, Illinois

**ORDINANCE 8236  
PAMPHLET**

**PC 23-25: CALVARY CHURCH RESUBDIVISON – 105 AND 115 W MAPLE STREET**



PUBLISHED IN PAMPHLET FORM THIS 19TH DAY OF JANUARY, 2024, BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

  
Elizabeth Brezinski  
Village Clerk

**ORDINANCE NO. 8236**

**AN ORDINANCE GRANTING A MAJOR CHANGE PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.504 OF THE LOMBARD ZONING ORDINANCE FOR THE CALVARY EPISCOPAL CHURCH PLANNED DEVELOPMENT, AS ESTABLISHED BY ORDINANCE 7627, TO ALLOW FOR A CHANGE OF USE WITHIN THE PLANNED DEVELOPMENT, APPROVAL OF AN OPEN SPACE DEVIATION, AND APPROVAL OF A MINOR PLAT OF SUBDIVISION**

(PC 23-25: 105 & 115 W. Maple Street – Calvary Episcopal Church Planned Development)

WHEREAS, the President and Board of Trustees of the Village of Lombard (“Village”) have heretofore adopted the Lombard Zoning Ordinance otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois (“Lombard Zoning Ordinance”); and

WHEREAS, the Subject Property, as described in Section 2 below, is zoned R2 Single-Family Residence District Planned Development; and

WHEREAS, an application has heretofore been filed by James Filkins/Calvary Episcopal Church (“Petitioner”) requiring approval, pursuant to the Lombard Zoning Ordinance, of a major change to a planned development to change a use in a planned development, approval of an open space deviation, and approval of a minor plat of subdivision for the Subject Property, as described in Section 2 below; and

WHEREAS, a public hearing on the aforesaid application has been conducted by the Village of Lombard Plan Commission (“Plan Commission”) on December 18, 2023, pursuant to appropriate and legally required notice; and

WHEREAS, the Plan Commission has filed its findings and recommendations with the President and Board of Trustees recommending approval of the aforementioned change of use, open space deviation, and minor plat of subdivision (“Findings and Recommendations”); and

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the Village to approve and adopt the Findings and Recommendations, which are hereby incorporated herein by reference as if 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 approval of the aforesaid change of use, open space deviation, and minor plat of subdivision, all more fully as set forth below, are hereby granted for the Subject Property, subject to the conditions set forth in Section 3 below:

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Calvary Church Planned Development, as established by Ordinance No. 7627, to approve the following:
  - a. Approve a major change to the planned development to change the use of the property at 115 W. Maple Street from a single-family residential structure owned and used by Calvary Church to a single-family residence owned by a separate entity and maintained as a single-family residence; and
  - b. A deviation from Sections 155.510 and 155.407(H) of the Lombard Zoning Ordinance to allow the Calvary Church Planned Development to maintain 37% of the planned development as open space, and to allow the property at 105 W. Maple to maintain 33% of the property as open space, where a minimum of 50% open space is required; and
2. Approve a minor plat of subdivision.

**SECTION 2:** That this ordinance is limited and restricted to the subject property generally located at 105 & 115 W. Maple Street, Lombard, Illinois, and more specifically legally described as set forth below ("Subject Property"):

**PARCEL 1:**

LOT 7 AND THE EAST 17 FEET OF LOT 8 IN BLOCK 27 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, ILLINOIS.

**PARCEL 2:**

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

PIN: 06-07-217-002 and 06-07-217-003

COMMON ADDRESS AND LOCATION: 105 & 115 W. Maple Street, Lombard, IL

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

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
2. That the petitioner shall apply for and receive building permits for any future improvements to the subject 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 4th day of January 2024.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Passed on second reading this 18th day of January 2024, pursuant to a roll call vote as follows:

Ayes: Trustee LaVaque, Dudek, Puccio, Honig, and Militello


Nays: None

Absent: Trustee Bachner


Approved by me this 18th day of January 2024.

  
Keith T. Giagnorio, Village President

ATTEST:

  
Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 19th day of January 2024.

  
Elizabeth Brezinski, Village Clerk