

FRED BUCHOLZ

DUPAGE COUNTY RECORDER

NOV. 18, 2005

11:29 AM

OTHER

06-07-217-017

008 PAGES

R2005-258914

ORDINANCE NO. 5665

**GRANTING APPROVAL OF AMENDMENTS TO
ORDINANCES 1816, 4364 AND 4363A AND GRANTING A
CONDITIONAL USE FOR A PLANNED DEVELOPMENT
WITH DEVIATIONS AND VARIATIONS PURSUANT TO
THE LOMBARD ZONING ORDINANCE**

**Address: 210, 214, 215, 224 and 228 S. Lincoln Street and
205 W. Maple Street, Lombard**

PIN: 06-07-217-017; 06-07-216-024, 014, 015, 016 and 018

Return To:

**Village of Lombard
Department of Community Development
255 E. Wilson Avenue
Lombard, IL 60148**

ORDINANCE 5665

**AN ORDINANCE GRANTING APPROVAL OF AMENDMENTS TO
ORDINANCES 1816, 4363 AND 4363A AND
GRANTING A CONDITIONAL USE FOR A PLANNED DEVELOPMENT
WITH DEVIATIONS AND VARIATIONS PURSUANT TO
THE LOMBARD ZONING ORDINANCE**

(PC 05-06: 210, 214, 215, 224 and 228 S. Lincoln Street & 205 W. Maple Street (St. John's
Evangelical Lutheran Church & School))

(See also Ordinance No.(s) 5664)

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 requesting approval of an amendment to Ordinance 1816 granting approval of a conditional use for a noncommercial Recreational building/community center and an amendment to Ordinances 4363 and 4363A granting approval of a conditional use for a religious institution and for a private elementary school.

WHEREAS, said application also requests approval of a conditional use for a planned development with deviations and variations to the Lombard Zoning Ordinance as set forth herein for the property described in Section 6 below; and,

WHEREAS, a public hearings have been conducted by the Village of Lombard Plan Commission on March 21 and 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 denial of the petition as described herein; and,

WHEREAS, at the Village Board meeting of May 19, 2005, the President and Board of Trustees remanded the petition back to the Plan Commission to consider additional information received by the Village Board pertaining to the proposed building massing, building materials and the provisions of the Zoning Ordinance as it relates to the petitioner's submittal;
and

WHEREAS, the Plan Commission, at its Special Meeting of May 23, 2005, considered the additional testimony and materials relative to the remand from the Village Board; and

WHEREAS, in consideration of this additional information, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the petition as described herein, subject to terms and conditions; 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 an amendment to Ordinance 1816, adopted August 1, 1974, granting approval of a conditional use for a noncommercial recreational building/community center (Senior Center) is hereby granted for the property described in Section 4 below, subject to compliance with the conditions set forth in Section 5 below.

SECTION 2: That an amendment to Ordinances 4363 and 4363A adopted September 18, 1997 granting approval of a conditional use for a religious institution and for a private elementary school (with companion variations) is hereby granted for the property described in Section 4 below, subject to compliance with the conditions set forth in Section 5 below.

SECTION 3: That a conditional use is hereby granted for the property described in Section 4 below and pursuant to Title 15, Chapter 155, Section 406(C)(6) of the Village of Lombard Zoning Ordinance so as to allow said property to be used for a planned development with the following deviations and variations, subject to compliance with the conditions set forth in Section 5 below:

- a. A variation from Section 155.508 (C)(6)(a) and a deviation from Section 155.406 (F)(1) to allow for a front yard setback of eighteen feet (18') where thirty feet (30') is required;

- b. A deviation from Section 155.406 (F)(2) to allow for a corner side yard setback of one foot (1') where twenty feet (20') is required;
- c. A variation from Section 155.406 (H) and Section 155.508 (C) (7), reducing the minimum required open space below the minimum 75 percent requirement;
- d. A variation from Sections 155.708 and 155.709 reducing the requisite foundation and perimeter lot landscaping along the corner side yard; and
- e. A variation from Section 155.602 (C), Table 6.3 reducing the number of requisite parking spaces.

SECTION 4: This ordinance is limited and restricted to the properties generally located at 210, 214, 215, 224 and 228 S. Lincoln Street & 205 W. Maple Street, Lombard, Illinois, and legally described as follows:

Parcel 1:

LOT 1 IN ST. JOHN'S PLAT OF CONSOLIDATION OF PART OF LOT 8, ALL OF LOTS 9, 10, AND 11, AND PART OF LOT 12 IN BLOCK 27 IN THE 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 OF CONSOLIDATION RECORDED OCTOBER 17, 1997 AS DOCUMENT R97-158850, IN DUPAGE COUNTY, ILLINOIS.

Parcel 2:

LOT 1 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 NORHT, 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, ILLINOIS.

Parcel 3:

LOTS 2, 3, 4, AND THE EAST HALF OF LOTS 5 IN BLOCK 28 IN 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 THE PLAT THEREOF RECORDED APRIL 23, 1868 AS DOCUMENT 9483, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-07-217-017; 06-07-216-024, 014, 015, 016 and 018

SECTION 5: This ordinance shall be granted subject to compliance with the following conditions:

1. The petitioner shall develop the site essentially in accordance with site plan prepared by Legat Architects, Inc., dated February, 2005 and as amended by the petitioners submittal dated April, 2005 and made a part of this request, except where amended by the conditions of approval.
2. That upon the opening of the new school, the existing school building shall be used exclusively for capital plant, storage purposes, offices and/or meeting space. Should the petitioner or any subsequent property owners seek to operate uses such as, but not limited to, day care facilities, pre-school activities or elementary school activities within the old school building, a conditional use amendment will be required.
3. That the requisite open space shall be provided in accordance with the submitted site plan and that the open space within the overall planned development shall not be lower than 30% of the overall planned development area.
4. That the petitioner shall apply for and receive a building permit for the proposed improvements. Said permit shall also include the following elements:
 - a. That the petitioner shall submit a photometric lighting plan for the property consistent with Village Code.
 - b. That the proposed trash enclosure shall be constructed of the same materials as the principal building and shall be designed consistent with Village Code.
 - c. That rooftop mechanical units shall be screened from adjacent residential properties.
 - d. That the petitioner shall satisfactorily address the comments included within the IDRC report.
 - e. That a Plat of Consolidation shall be submitted to the Village for review and approval consolidating the parcels on the west side of Lincoln owned by the petitioner into a single lot of record.
5. That the petitioner shall designate the following areas accordingly:

- a. The proposed driveway located west of the recreation/senior center building shall be designated as a no parking lane.
 - b. The delivery/emergency access area shall be used for loading activities only and visitor parking shall not be allowed at this location.
 - c. The access driveway for the delivery area for the school shall be relocated to access from Lincoln Avenue. Said driveway shall be designed of a hard surface asphalt or concrete and its final design shall be subject to review and approval by the Director of Community Development.
6. That the site shall be constructed and operated in conformance with the Lombard Village Code.
 7. That the following changes be made to the building elevations:
 - a. The east elevation of the school building shall be modified to include a brick/masonry component, with the design subject to the review and approval of the Director of Community Development.
 - b. The west elevation shall include additional window treatments on the second level of the gymnasium building elevation, with the design subject to the review and approval of the Director of Community Development.
 8. That trash collection shall not occur on the school property prior to 8:00 a.m.
 9. That the petitioner shall provide additional landscape plant materials along the west property line, consisting of a mix of higher growing evergreen and shade trees that at maturity will provide additional screening of the school building.
 10. That the building shall not exceed 30 feet in building height.
 11. That all exterior elevations of the building shall be constructed of brick and masonry.

SECTION 6: 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. 5665

Re: PC 05-06

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First reading waived by action of the Board of Trustees this 2nd
of June, 2005.


Passed on second reading this 2nd day of June, 2005.

Ayes: Trustees Tross, Sebby, Florey and Soderstrom

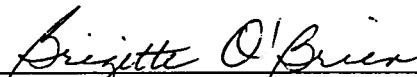
Nays: Trustees Gron and O'Brien

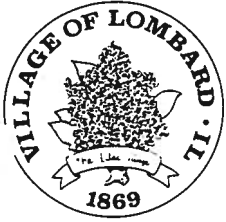
Absent: None

Approved this 2nd, day of June, 2005.


William J. Mueller, Village President

ATTEST:


Brigitte O'Brien, Village Clerk



I, **Brigitte O'Brien**, hereby certify that I am the duly qualified Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

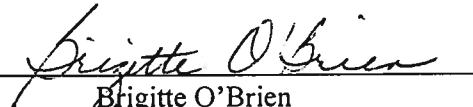
I further certify that attached hereto is a true and correct copy of ORDINANCE 5665

AN ORDINANCE GRANTING APPROVAL OF AMENDMENTS TO ORDINANCES 1816, 4363 AND 4363A AND GRANTING A CONDITIONAL USE FOR A PLANNED DEVELOPMENT WITH DEVIATIONS AND VARIATIONS PURSUANT TO THE LOMBARD ZONING ORDINANCE, FOR THE PROPERTY LOCATED AT 210, 214, 224 AND 228 S. LINCOLN STREET AND 205 W. MAPLE STREET (ST. JOHN'S EVANGELICAL LUTHERAN CHURCH AND SCHOOL), LOMBARD, DUPAGE COUNTY, ILLINOIS, PIN # 06-07-216-024, 014, 015, 016 AND 018.

of the said Village as it appears from the official records of said Village duly passed on June 2, 2005.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 4th day of October, 2005.





Brigitte O'Brien
Village Clerk
Village of Lombard
DuPage County, Illinois