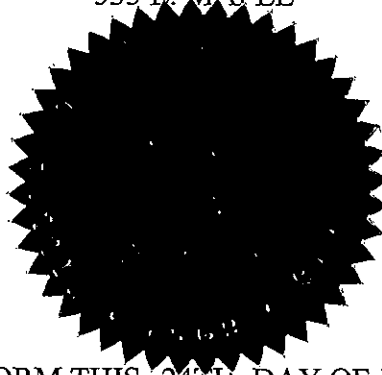


ORDINANCE 4484


PAMPHLET

FRONT OF PAMPHLET

APPROVING A REQUEST FOR CONDITIONAL USE  
ALLOWING A RELIGIOUS INSTITUTION IN AN R-2  
SINGLE FAMILY RESIDENCE DISTRICT;  
A VARIATION TO REDUCE ON-SITE PARKING  
SPACES; REDUCE REQUIRED FOUNDATION  
LANDSCAPING & REDUCE LOT LIGHTING STANDARD  
535 E. MAPLE



PUBLISHED IN PAMPHLET FORM THIS 24TH DAY OF JUNE, 1998 . BY ORDER OF  
THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE  
COUNTY, ILLINOIS.

  
Lorraine G. Gerhardt  
Village Clerk

ORDINANCE NO. 4484

**AN ORDINANCE GRANTING A CONDITIONAL USE PURSUANT TO  
TITLE 15, CHAPTER 155, SECTION 155.406.C OF THE LOMBARD ZONING  
ORDINANCE AND GRANTING VARIATIONS TO TITLE 15, CHAPTER 155,  
SECTIONS 155.602.C AND 155.708.A AND 155.602.A.10.d OF THE LOMBARD  
ZONING ORDINANCE**

(PC 98-17: 535 E. Maple Avenue )  
(Lombard Church of the Nazarene)

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 for a religious institution and on the property described in Section 3 elow; and,

WHEREAS, an application has been filed requesting a variation for Title 15, Chapter 155, Section 155.602.C of said Zoning Ordinance to reduce the number of required parking spaces from 100 to 95, a variation from Title 15, Chapter 155, Section 155.708.A to reduce the amount of required foundation landscaping, and a variation from Title 15, Chapter 155, Section 155.602.A.10.d to reduce the parking lot lighting standard of 2 footcandles at all points within the parking lot; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on June 10, 1998 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 3 below and pursuant to Title 15, Chapter 155, Section 406.C of the Village of Lombard Zoning Ordinance so as to allow said property to be used for conditional use approval for religious institution.

SECTION 2: That variations are hereby granted for the property described in Section 3 below and pursuant to Title 15, Chapter 155, Section 155.602.C of said Zoning Ordinance to reduce the number of required parking spaces from 100 to 95, a variation from Title 15, Chapter 155, Section 155.708.A to reduce the amount of required foundation landscaping, and a variation from Title 15, Chapter 155, Section 155.602.A.10.d to reduce the parking lot lighting standard of 2 footcandles at all points within the parking lot.

SECTION 3: That this ordinance is limited and restricted to the property generally located at 535 E. Maple Avenue, Lombard, Illinois, and legally described as follows:

Lot 1 in the Lombard Church of the Nazarene Consolidation, according to the recorded Plat thereof filed on August 11, 1993 as Document Number 931832; Lots 6 and 7 of Monsen's Maplewood Subdivision, according to the recorded Plat thereof filed on October 15, 1959 as Document Number 943788; Lot 5 of Monsen's Maplewood Subdivision, according to the recorded Plat thereof filed on October 15, 1959 as Document Number 943788 except the Westerly part of said Lot 5 which was included in the aforesaid Plat of the Lombard Church of the Nazarene Consolidation; and Lot 1 of David Zaya's 2nd Resubdivision, according to Plat thereof recorded as Document Number R66-028394; all in the Northeast Quarter of Section 8, Township 39 North, Range 11, East of the Third Principal Meridian, DuPage County, Illinois.

Parcel Numbers: 06-08-213-037; 06-08-213-026, 06-08-213-019 and 020; and  
06-08-213-003

SECTION 4: This ordinance shall be granted subject to compliance with the following condition(s):

1. The site shall be developed in substantial compliance with the site plan prepared by Fred C. Burghardt, dated May 6, 1998.
2. The dumpster be screened on all sides with a board on board fence, closely resembling the existing board on board fence installed along the common property line between the Church property and the property at 212 South Edgewood. The fence shall be a height of not less than six feet (6') but no more than eight feet (8'). The scrap metal shall also be placed within the fence enclosure.
3. The existing board on board fence be extended to the front yard thirty foot (30') setback line to further screen rear of the building, service area, and drive aisle from the adjoining residential neighborhood.
4. The Plat of Resubdivision be submitted for Plan Commission review and approval by the Board of Trustees.

SECTION 5 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 \_\_\_\_\_, 1998.

First reading waived by action of the Board of Trustees this 18th day of June, 1998.

Passed on second reading this 18th day of June, 1998.

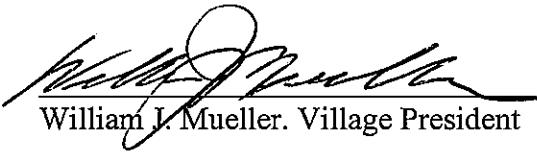
Ayes: Trustees Borgatell, Tross, Jaugilas, and Kufrin

Nayes: None

Absent: Trustees Schaffer and Gatz

Approved this 18th, day of June, 1998.

Ordinance No. 4484  
Re: PC 98-17  
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William J. Mueller, Village President

ATTEST:

  
Lorraine G. Gerhardt, Village Clerk

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