

**ORDINANCE NO. 6084**

**AN ORDINANCE GRANTING APPROVAL  
FOR CONDITIONAL USES FOR A PLANNED DEVELOPMENT AND FOR A  
RELIGIOUS INSTITUTION/PRIVATE SCHOOL IN THE R2 DISTRICT;  
AND GRANTING VARIATIONS FROM  
THE LOMBARD ZONING ORDINANCE**

**PC 07-23: 1025 E. Madison (St. Pius X Church & 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 requesting approval for a planned development, and granting approval of a conditional use for a religious institution and for a private elementary school; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on August 20, 2007 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 for a planned development, for a religious institution/private school, and 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: The following companion Zoning Ordinance variations are hereby granted relative to the Subject Property, subject to the conditions set forth in Section 4 below:

1. Allow a variation from Section 155.406 (H) of the Village Code to allow a reduction in the required open space and approval of a variation from Section 155.508 (C)(7) to allow for a reduction in the minimum open space requirements required for a planned development. Section 155.508 (C)(7) requires that open space in a planned development must be at least 25% more than is required in the underlying district;
2. Allow a variation from Section 155.602 (C) to deviate from the design and dimension standards for parking lots;
3. Allow a variation from Section 155.706 (B)(1) & (2) to reduce the minimum interior parking lot landscaping requirement;
4. Allow a variation from Section 155.706 (C)(1) & (2)(a) to reduce the perimeter parking lot landscaping;

SECTION 2: The planned development amendment and variations set forth in Sections 2 above shall be granted subject to compliance with the following conditions:

1. The site shall be developed substantially in accordance with the site plans prepared by Gewalt Hamilton Associates, Inc. dated July 10, 2007 and the building plans submitted by Ruck Pate Architecture, dated July 12, 2007.
2. All comments in the Inter-Departmental Review Committee Report shall be satisfactorily addressed as part of a building permit application.
3. A final planned development plat/plat of subdivision shall be submitted to the Village for approval, making the site a lot of record.
4. The Plan Commission shall be granted site plan approval authority for the subject property.

5. The petitioner shall be required to apply for and receive Site Plan Approval for the proposed Parish Center and/or any future development activity for the site.

SECTION 3: That the ordinance is limited and restricted to the property generally located at 1025 E. Madison, Lombard, Illinois and legally described as follows:

THE NORTH 579.8 FEET, AS MEASURED ON THE WEST LINE, THEREOF, OF THE WEST 677.78 FEET AS MEASURED ON THE NORTH LINE THEREOF, OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF MYERS ROAD, AS SAME WAS WIDENED BY INSTRUMENT OF DEDICATION RECORDED DECEMBER 13, 1934 AS DOCUMENT 352852, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-16-111-001

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 6th day of September, 2007.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Passed on second reading this 20th day of September, 2007, pursuant to a roll call vote as follows:


Ayes: Trustees Gron, Tross, O'Brien and Fitzpatrick

Nayes: None

Absent: Trustees Moreau and Soderstrom

Approved this 20<sup>th</sup>, day of September, 2007.

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Re: PC 07-23  
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William J. Mueller, Village President

ATTEST:

  
Brigitte O'Brien, Village Clerk