

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda

  X   Resolution or Ordinance (Blue)   X   *Waiver of First Requested*  
  X   Recommendations of Boards, Commissions & Committees (Green)  
\_\_\_\_\_ Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: August 11, 2004 (B of T) Date: August 19, 2004

TITLE: PC 04-22: Text Amendments to the Lombard Zoning Ordinance  
PC 04-23: 950 N. Grace Street

SUBMITTED BY: Department of Community Development

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration two petitions as follows:

**For PC 04-22**

The petitioner requests approval of a text amendment to Section 155.415 of the Lombard Zoning Ordinance, allowing religious institutions to be listed as a conditional use within the B4 Corridor Commercial District.

The Village also requests the approval of companion text amendments, as follows:

- Section 155.412: Adding “religious institutions” as a conditional use in the B1 Limited Neighborhood Shopping District;
- Section 155.413: Adding “religious institutions” as a conditional use in the B2 General Neighborhood Shopping District;
- Section 155.414: Adding “religious institutions” as a conditional use in the B3 Community Shopping District;  
Reclassifying “Clubs and lodges, nonprofit and fraternal” from a permitted use to a conditional use in the B3 Community Shopping District;
- Section 155.415: Adding “religious institutions” as a conditional use in the B4 Corridor Commercial Shopping District (as also requested by the petitioner);  
Reclassifying “Clubs and lodges, nonprofit and fraternal” from a permitted use to a conditional use in the B4 Corridor Commercial Shopping District;
- Section 155.416: Adding “religious institutions” as a conditional use in the B5 Central Business District;  
Reclassifying “Clubs and lodges, nonprofit and fraternal” from a permitted use to a conditional use in the B5 Central Business District;
- Section 155.417: Adding “religious institutions” as a conditional use in the B5A Downtown Perimeter District;  
Reclassifying “Clubs and lodges, nonprofit and fraternal” from a permitted use to a conditional use in the B5A Downtown Perimeter District;

Section 155.418: Adding “religious institutions” as a conditional use in the I Limited Industrial District;  
Adding “Clubs and lodges, nonprofit and fraternal” to the list of conditional uses in the I Limited Industrial District;  
Section 155.802: Adding definition of “religious institution”  
Sections 155.401 et. seq.: Redirecting definitional references of “religious institutions” to Section 155.802.

The petitioner is requesting waiver of first reading. (DISTRICT #4)

The Plan Commission recommended approval of this petition.

**For PC 04-23**

The petitioner requests use approval of the following actions for property located within the B4 Corridor Commercial District:

1. A conditional use for a religious institution;
2. A variation from Section 155.707 (B)(4) to allow for alternate plant materials within a required transitional yard on the west side of the subject property;
3. A variation from Section 154.404 (A)(3) of the Subdivision and Development Ordinance modifying the public water distribution system requirements for adjacent properties; and
4. Approval of a development agreement for the subject property. (Resolution)
5. Petitioner is requesting a waiver of the Village's portion of the public hearing fees. (Motion)

The petitioner is requesting waiver of first reading. (DISTRICT #4)

The Plan Commission recommended approval of this petition with amended conditions.

**Fiscal Impact/Funding Source:**

Review (as necessary):

Village Attorney X _____	Date _____
Finance Director X _____	Date _____
Village Manager X _____	Date _____

**NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.**