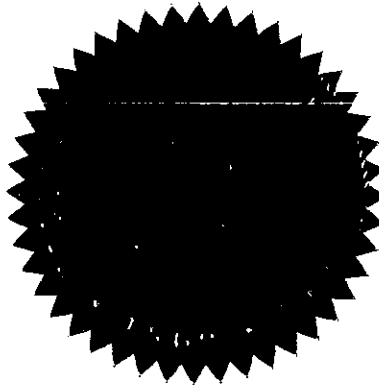


5577  
5578  
ORDINANCE 5579

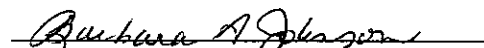
**PAMPHLET**

ORDINANCES GRANTING AN AMENDMENT TO ORDINANCE 3055, RELIGIOUS  
INSTITUTION AND SCHOOL IN AN R2 DISTRICT,  
GRANTING A CONDITIONAL USE IN AN R2 DISTRICT WITH LANDSCAPING AND  
SIGNAGE DEVIATIONS,  
AND GRANTING A VARIATION TO THE PUBLIC IMPROVEMENT REQUIREMENTS

CHRIST THE KING CHURCH  
1501 S. MAIN STREET



PUBLISHED IN PAMPHLET FORM THIS 22<sup>nd</sup> DAY OF November, 2004  
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,  
DUPAGE COUNTY, ILLINOIS.

  
Barbara A. Johnson  
Deputy Village Clerk

**ORDINANCE NO. 5579**

**AN ORDINANCE GRANTING A  
VARIATION TO THE PUBLIC IMPROVEMENT REQUIREMENTS  
FOR A MAJOR DEVELOPMENT  
IN THE R2 SINGLE FAMILY RESIDENCE DISTRICT**

PC 04-31: 1501 S. Main Street (Christ the King Church)

(See also 5577 & 5578)

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 President and Board of Trustees of the Village of Lombard have heretofore adopted the Subdivision and Development Ordinance, otherwise known as Title 15, Chapter 154 of the Code of Lombard, Illinois; and,

WHEREAS, an application has heretofore been filed requesting approval of an amendment to Ordinance 3055 and a conditional use for a planned development, so as to allow for the construction of a Parish Center, various site improvements and a future school addition, all on the property described in Section 1 below; and,

WHEREAS, said application also requests approval of a variation from Section 154.306 (D) of the Subdivision and Development Ordinance pertaining to public improvements along the 15<sup>th</sup> Street right-of-way; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on October 18, 2004 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 variation 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 the Ordinance is limited and restricted to the property generally located at 1501 South Main Street, Lombard, Illinois, and legally described as follows:

THE SOUTH 406.0 FEET AS MEASURED ON THE WEST LINE OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF HARRISON HOMES, INC. LOMBARD VILLA UNIT #1, ALSO LOT D IN SAID HARRISON HOMES, INC. LOMBARD VILLA UNIT #1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THEREFROM THE SOUTH 40.00 FEET AND EXCEPT THE WEST 50.00 FEET, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 702001, IN DU PAGE COUNTY, ILLINOIS.

Parcel Number: 06-20-105-001  
(Hereinafter the "Subject Property").

SECTION 2: That the variation from Section 154.306 (D) of the Subdivision and Development Ordinance pertaining to public improvements along the 15<sup>th</sup> Street right-of-way is hereby granted for the Subject Property, subject to compliance with the conditions set forth in Section 3 below.

SECTION 3: The variation 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 prepared by Patrick Engineering, Inc. dated September 17, 2004, Building Elevations, prepared by Plunkett Raysich Architects dated September 17, 2004. The Landscape Plan, prepared by Daniel Weinbach & Partners, LTD., dated July 14, 2004, the Signage package included as part of the petition prepared by Patrick Engineering, Inc. dated September 17, 2004, and as revised and updated by Patrick Engineering, Inc. and submitted October 18, 2004, and the Engineering Plan, prepared by Patrick Engineering, Inc. dated September 17, 2004.
2. All comments in the Inter-Departmental Review Committee Report shall be satisfactorily addressed as part of a building permit application.
3. That the petitioner shall enter into a development agreement with the Village for the subject property. Said agreement shall address the future obligations of the Church relative to the public improvements along 15th Street.

4. That the Phase II development shall be submitted to the Lombard Plan Commission for site plan approval prior to construction.
5. Other than the signage relief approved as part of this petition, all other signage shall meet the area and height requirements as noted within the Village Sign Ordinance.

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 November, 2004.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

Passed on second reading this 18th day of November, 2004.

Ayes: Trustees Williams, Tross, Koenig, Sebby, Florey and Soderstrom

Nays: None

Absent: None

Approved this 18th day of November, 2004.

  
\_\_\_\_\_  
William J. Mueller, Village President

ATTEST:

  
\_\_\_\_\_  
Barbara A. Johnson, Deputy Village Clerk

**ORDINANCE NO. 5578**

**AN ORDINANCE GRANTING A CONDITIONAL USE  
FOR A PLANNED DEVELOPMENT IN AN R2 DISTRICT,  
WITH DEVIATIONS FROM THE LOMBARD ZONING ORDINANCE**

PC 04-31: 1501 S. Main Street (Christ the King Church)

(See also 5577 & 5579)

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 President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Sign Ordinance, otherwise known as Title 15, Chapter 153 of the Code of Lombard, Illinois; and,

WHEREAS, the subject property is zoned R2 Single-Family Residence District; and,

WHEREAS, an application has heretofore been filed requesting approval of a conditional use for a planned development, with landscaping and signage deviations from the Lombard Zoning Ordinance (Title 155 of the Village Code), so as to allow for the construction of a Parish Center various site improvements and a future school addition, all on the property described in Section 1 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on October 18, 2004 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 with the deviations from the Zoning and Sign Ordinances as 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 the ordinance is limited and restricted to the property generally located at 1501 South Main Street, Lombard, Illinois and legally described as follows:

THE SOUTH 406.0 FEET AS MEASURED ON THE WEST LINE OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF HARRISON HOMES, INC. LOMBARD VILLA UNIT #1, ALSO LOT D IN SAID HARRISON HOMES, INC. LOMBARD VILLA UNIT #1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THEREFROM THE SOUTH 40.00 FEET AND EXCEPT THE WEST 50.00 FEET, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 702001, IN DU PAGE COUNTY, ILLINOIS.

Parcel Number: 06-20-105-001  
(Hereinafter the "Subject Property").

SECTION 2: That a conditional use is hereby granted to provide for a planned development on the Subject Property, subject to compliance with the conditions set forth in Section 4 below.

SECTION 3: The following deviations are hereby granted relative to the Subject Property, subject to the conditions set forth in Section 4 below:

- A. A deviation from Section 155.705 (C) of the Zoning Ordinance requiring parkway trees along the 15<sup>th</sup> Street right-of-way;

- B. A deviation from Section 155.706 (C)(2)(a)(1) of the Zoning Ordinance requiring perimeter parking lot trees along the north side of the parking lot;
- C. A deviation from Section 155.706 (B)(2) of the Zoning Ordinance requiring parking lot islands to be dispersed throughout the parking lot;
- D. A deviation from Sections 153.213 and 153.219 (A) and (B) of the Sign Ordinance allowing for a manual changeable copy institutional sign of 50.5 square feet in size and 8 feet in height, where 32 square feet in size and 6 feet in height is permitted; and
- E. A deviation from Section 153.219 (D) of the Sign Ordinance allowing for two freestanding signs along 15<sup>th</sup> Street, where one freestanding sign is permitted.

SECTION 4: The conditional use for a planned development with deviations 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 prepared by Patrick Engineering, Inc. dated September 17, 2004, Building Elevations, prepared by Plunkett Raysich Architects dated September 17, 2004. The Landscape Plan, prepared by Daniel Weinbach & Partners, LTD., dated July 14, 2004, the Signage package included as part of the petition prepared by Patrick Engineering, Inc. dated September 17, 2004, and as revised and updated by Patrick Engineering, Inc. and submitted October 18, 2004, and the Engineering Plan, prepared by Patrick Engineering, Inc. dated September 17, 2004.
2. All comments in the Inter-Departmental Review Committee Report shall be satisfactorily addressed as part of a building permit application.
3. That the petitioner shall enter into a development agreement with the Village for the subject property. Said agreement shall address the future obligations of the Church relative to the public improvements along 15th Street.
4. That the Phase II development shall be submitted to the Lombard Plan Commission for site plan approval prior to construction.

5. Other than the signage relief approved as part of this petition, all other signage shall meet the area and height requirements as noted within the Village Sign Ordinance.

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 November, 2004.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2004.


Passed on second reading this 18th day of November, 2004.

Ayes: Trustees Williams, Tross, Koenig, Sebby, Florey and Soderstrom

Nays: None

Absent: None

Approved this 18th day of November, 2004.

  
William J. Mueller, Village President

ATTEST:

  
Barbara A. Johnson, Deputy Village Clerk



**ORDINANCE NO. 5577**

**AN ORDINANCE GRANTING AN AMENDMENT TO ORDINANCE 3055, FOR A RELIGIOUS INSTITUTION AND SCHOOL IN AN R2 DISTRICT**

PC 04-31: 1501 S. Main Street (Christ the King Church)

(See also 5578 & 5579)

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 heretofore been filed requesting approval of an amendment to Ordinance 3055, so as to allow for the construction of a Parish Center, various site improvements and a future school addition, all on the property described in Section 1 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on October 18, 2004 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 the ordinance is limited and restricted to the property generally located at 1501 South Main Street, Lombard, Illinois and legally described as follows:

THE SOUTH 406.0 FEET AS MEASURED ON THE WEST LINE OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF HARRISON HOMES, INC. LOMBARD VILLA UNIT #1, ALSO LOT D IN SAID HARRISON HOMES, INC. LOMBARD VILLA UNIT #1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THEREFROM THE SOUTH 40.00 FEET AND EXCEPT THE WEST 50.00 FEET, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 702001, IN DU PAGE COUNTY, ILLINOIS.

Parcel Number: 06-20-105-001  
(Hereinafter the "Subject Property").

SECTION 2: That a conditional use amendment to Ordinance 3055 for a religious institution and school is hereby granted for the Subject Property, subject to compliance with the conditions set forth in Section 3 below.

SECTION 3: The amendment to Ordinance 3055 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 prepared by Patrick Engineering, Inc. dated September 17, 2004, Building Elevations, prepared by Plunkett Raysich Architects dated September 17, 2004. The Landscape Plan, prepared by Daniel Weinbach & Partners, LTD., dated July 14, 2004, the Signage package included as part of the petition prepared by Patrick Engineering, Inc. dated September 17, 2004, and as revised and updated by Patrick Engineering, Inc. and submitted October 18, 2004, and the Engineering Plan, prepared by Patrick Engineering, Inc. dated September 17, 2004.
2. All comments in the Inter-Departmental Review Committee Report shall be satisfactorily addressed as part of a building permit application.

3. That the petitioner shall enter into a development agreement with the Village for the subject property. Said agreement shall address the future obligations of the Church relative to the public improvements along 15th Street.
4. That the Phase II development shall be submitted to the Lombard Plan Commission for site plan approval prior to construction.
5. Other than the signage relief approved as part of this petition, all other signage shall meet the area and height requirements as noted within the Village Sign Ordinance.

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 November, 2004.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

Passed on second reading this 18th day of November, 2004.

Ayes: Trustees Williams, Tross, Koenig, Sebby, Florey and Soderstrom

Nayes: None

Absent: None

Approved this 18th day of November, 2004.

  
William J. Mueller, Village President

ATTEST:

  
Barbara A. Johnson, Deputy Village Clerk

C

C

C