

**ORDINANCE** 5239

**AN ORDINANCE GRANTING CONDITIONAL USES PURSUANT TO  
TITLE 15, CHAPTER 155, SECTIONS 155.417 C AND 155.208 OF THE  
LOMBARD ZONING ORDINANCE**

(PC 02-33: 220 S. Main Street; 18 W. Ash Street,  
24 W. Ash Street: First Church of Lombard)

(See also Ordinance No.(s) 5238 )

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 B5A Downtown Perimeter District; and,

WHEREAS, an application has been requesting approval of conditional uses to provide for a religious institution, a day care center, more than one (1) principal structure on one (1) lot of record, and a planned development on the property described in Section 7 below; and,

WHEREAS, said planned development application also includes deviations and variations from the Lombard Zoning Ordinance; and,

WHEREAS, a public hearing has been conducted by the Village of Lombard Plan Commission on December 16, 2002, 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 uses, deviations 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;

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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 5 below and pursuant to Title 15, Chapter 155, Section 417 (C) of the Village of Lombard Zoning Ordinance so as to allow said property to be used for a religious institution, subject to compliance with the conditions set forth in Section 6 below.

SECTION 2: That a conditional use is hereby granted for the property described in Section 5 below and pursuant to Title 15, Chapter 155, Section 417 (C) of the Village of Lombard Zoning Ordinance so as to allow said property to be used for a day care center, subject to compliance with the conditions set forth in Section 6 below.

SECTION 3: That a conditional use is hereby granted for the property described in Section 5 below and pursuant to Title 15, Chapter 155, Section 208 of the Village of Lombard Zoning Ordinance so as to allow more than one (1) principal structure on one (1) lot of record, subject to compliance with the conditions set forth in Section 6 below.

SECTION 4: That a conditional use is hereby granted for the property described in Section 5 below and pursuant to Title 15, Chapter 155, Section 417 (C) 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 6 below:

- A. A variation from Section 155.508 (C) (6) (a) and a deviation from Section 155.417 (J) reducing the required transitional building setback yard;
- B. A variation from Section 155.508 (C) (6) (b) and a deviation from Section 155.417 (K) reducing the required transitional landscape yard;
- C. A deviation from Section 155.705 eliminating the required right-of-way landscaping;
- D. A deviation from Section 155.706 reducing the required parking lot landscaping; and

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E. A deviation from Section 155.417 (G) to allow for a church steeple exceeding the maximum building height.

SECTION 5: This ordinance is limited and restricted to the properties generally located at 18 W. Ash Street and 24 W. Ash Street, Lombard, Illinois, and legally described as follows:

THAT PART OF LOTS 1, 2, 4, 5, 13 AND ALL OF LOTS 3 AND 14 IN BLOCK 27, IN THE ORIGINAL 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 THEREOF RECORDED APRIL 23, 1868 AS DOCUMENT 9463, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5 ALSO BEING THE NORTHWEST CORNER OF MAIN AND ASH STREET; THENCE RUNNING WEST ALONG THE NORTH RIGHT OF WAY LINE OF ASH STREET A DISTANCE OF 155.00 TO A POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE OF ASH STREET WHOSE BEARING IS SOUTH 89 DEGREES 33 MINUTES 55 SECONDS WEST A DISTANCE OF 191.02 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 11 SECONDS EAST, A DISTANCE OF 198.17 FEET; THENCE SOUTH 88 DEGREES 31 MINUTES 48 SECONDS EAST, A DISTANCE OF 119.30 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 34 SECONDS EAST, A DISTANCE 49.28 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 09 EAST, A DISTANCE OF 99.84 FEET; THENCE NORTH 00 DEGREES 58 MINUTES 59 SECONDS EAST, A DISTANCE OF 172.16 FEET; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF MAPLE STREET WHOSE BEARING IS NORTH 89 DEGREES 40 MINUTES 43 SECONDS EAST, A DISTANCE OF 126.90 TO THE NORTHEAST CORNER OF SAID LOT 1 ALSO BEING THE SOUTHWEST CORNER OF MAPLE AND MAIN STREET; THENCE ALONG THE WEST RIGHT OF WAY LINE OF MAIN STREET ON A LINE WHOSE BEARING IS SOUTH 00 DEGREES 44 MINUTES 10 SECONDS WEST A DISTANCE OF 320.75 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 20 SECONDS WEST, A DISTANCE OF 155.34 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 43 SECONDS WEST, A DISTANCE OF 94.23 FEET TO THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS.

Parcel Numbers 06-07-217-010, 06-07-217-011, 06-07-217-012, 06-07-217-015,  
and 06-07-217-016

SECTION 6: 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 Jaeger, Nickola & Associates (submitted to the Department of Community Development on November 11, 2002) and made a part of this request and shall satisfactorily address the comments noted in the Inter-Departmental Review report.
2. The conditional uses shall be for the operation of the existing religious institution and day care center on the subject property. Should the petitioner or any subsequent property owners seek to operate additional conditional uses as provided for in Section 155.417 of the Lombard Zoning Ordinance, a conditional use amendment will be required.
3. That the outreach ministry activities associated with the religious institution use shall not include any overnight stays, other than that previously approved as part of Ordinance 2889. Overnight stays shall not occur in the 24 West Ash Street building.
4. That the outreach ministry activities associated with the religious institution use shall be limited to the following hours of operation (except as permitted by Ordinance 2889):
  - a) Monday through Friday, between the hours of nine o'clock (9:00) a.m. and five o'clock (5:00) p.m.;
  - b) No more than two weeknights per week; and
  - c) No more than two Saturday mornings per month.
5. A six (6) foot high privacy fence shall be constructed between the First Church of Lombard and the single-family home at 28 W. Ash Street. The design of the fence shall be subject to the approval of the Director of Community Development.
6. The petitioner shall apply for and receive a building permit for the proposed improvements. Said permit shall include the following elements:

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- a) The access driveway onto Main Street shall be operated as a one-way entrance into the parking lot.
- b) No parking spaces shall be provided along the access driveway onto Main Street.
- 7. The petitioner shall also submit a landscape plan with the building permit application.
- 8. The site shall be constructed and operated in conformance with the Lombard Village Codes.

SECTION 7: This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

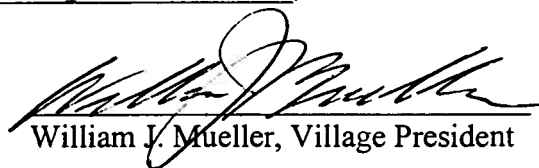
Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2003.  
First reading waived by action of the Board of Trustees this 16th  
day of January, 2003  
Passed on second reading this 16th day of January, 2003.

Aye Trustees DeStephano, Tross, Koenig, Sebby, Florey, Soderstrom

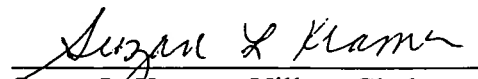
Nayes: None

Absent: None

Approved this 16th, day of January, 2003.

  
William J. Mueller, Village President

ATTEST:

  
Suzan L. Kramer, Village Clerk