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KATHLEEN V. CARRIER
RECORDER
DUPAGE COUNTY, IL
04/22/2024 08:55 AM
DOC NO. R2024-021242

ORDINANCE 8248

**AN ORDINANCE GRANTING A CONDITIONAL
USE PURSUANT TO SECTION 155.412(C)(18) OF
THE LOMBARD VILLAGE CODE TO ALLOW FOR
A K-8 PRIVATE SCHOOL TO OPERATE ON THE
SUBJECT PROPERTY LOCATED WITHIN THE O
OFFICE DISTRICT.**

PIN: 06-20-301-031

ADDRESS: 1920 S. Highland Avenue, Lombard, IL

**Prepared by and Return To:
(Village of Lombard)
255 E. Wilson Avenue
Lombard, IL 60148**



I, **Sheila York**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

I further certify that attached hereto is a copy of

ORDINANCE 8248

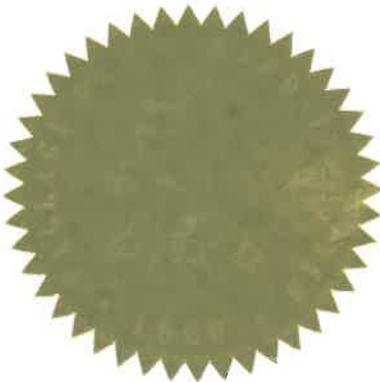
AN ORDINANCE GRANTING A CONDITIONAL USE
PURSUANT TO SECTION 155.412(C)(18) OF THE
LOMBARD VILLAGE CODE TO ALLOW FOR A K-8
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DISTRICT.

PIN(s) : 06-20-301-031

ADDRESS: 1920 S. Highland Avenue, Lombard IL

of the said Village as it appears from the official records
of said Village duly approved this 21st
day of March 2024.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate
Seal of said **Village of Lombard**, Du Page County, Illinois this 26th
day of April 2024.



Sheila York
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

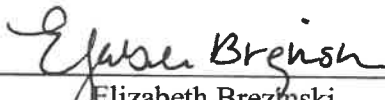
**ORDINANCE 8248
PAMPHLET**

**ORDINANCE GRANTING CONDITIONAL USE PURSUANT TO SECTION
155.412(C)(18) OF THE LOMBARD VILLAGE CODE IN REGARD TO ALLOW FOR A
K-8 PRIVATE SCHOOL TO OPERATE ON THE SUBJECT PROPERTY LOCATED
WITHIN THE O OFFICE DISTRICT.**

PC 24-04: 1920 S. HIGHLAND AVENUE



PUBLISHED IN PAMPHLET FORM THIS 22ND OF MARCH, 2024, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.


Elizabeth Brezinski
Village Clerk

ORDINANCE NO. 8248

**AN ORDINANCE GRANTING A CONDITIONAL USE
PURSUANT TO SECTION 155.412(C)(18) OF THE LOMBARD
VILLAGE CODE TO ALLOW FOR A K-8 PRIVATE SCHOOL
TO OPERATE ON THE SUBJECT PROPERTY LOCATED
WITHIN THE O OFFICE DISTRICT.**

PC 24-04: 1920 S. Highland Avenue

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 as defined below is zoned O Office District; and,

WHEREAS, an application has been filed requesting approval for a conditional use pursuant to Section 155.412(C)(18) of the Lombard Zoning Ordinance to allow for a K-8 private school; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on February 19, 2024, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the conditional use, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions 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 following conditional use for a K-8 private school is hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3.

SECTION 2: That this Ordinance is limited and restricted to the property located at 1920 S. Highland Avenue, Lombard, Illinois and legally described as follows:

LOT 1 IN ANVIL RESUBDIVISION OF LOTS 9, 10, 11 AND 12 IN FREDERICK H. BARTLETT'S HILLSDALE FARMS, A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, AND THE THIRD EAST 50.00 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ANVIL RESUBDIVISION RECORDED OCTOBER 7, 1986 AS DOCUMENT R86-123325 IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-20-301-031 (the "Subject Property").

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
3. That upon reaching a student enrollment of greater than 260 students, a follow-up study and evaluation of the drop-off/pick-up operations and parking needs on the subject property shall be conducted. Such study shall be conducted per the recommendations of the KLOA evaluation dated February 9, 2024, and made a part of this report. The petitioner or the petitioner's successor shall reimburse the Village for costs associated with the follow-up study;
4. That no vehicle stopping, standing, stacking, or queuing shall be permitted on Highland Avenue, 20th Street, or adjacent properties;
5. That the petitioner shall apply for and receive building permits for the proposed improvements; and
6. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Ordinance No. 8248
Re: PC 24-04
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Passed on first reading this 7th day of March 2024.

First reading waived by action of the Board of Trustees this ____ day of _____, 2024.


Passed on second reading this 21st day of March 2024.

Ayes: Trustee LaVaque, Puccio, Dudek, Honig, Militello and Bachner

Nays: None

Absent: None

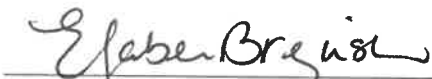
Approved by me this 21st day of March 2024.


Keith T. Giagnorio, Village President

ATTEST:


Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 22nd day of March 2024.


Elizabeth Brezinski, Village Clerk