

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: Scott R. Niehaus, Village Manager

DATE: July 12, 2016 (B of T) Date: July 21, 2016

TITLE: PC 16-13; 1101 N. DuPage Avenue, Everest Snow Management

SUBMITTED BY: Department of Community Development *ND*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village grant a conditional use, pursuant to Section 155.420(C)(11) of the Lombard Zoning Ordinance, to allow for a contractors, architects, and engineers equipment and material storage yards, and a variation from Section 155.420(L)(2) of the Lombard Zoning Ordinance, to allow for stored materials to be visible above the fence.

The Plan Commission recommended approval of this petition by a vote of 5-0.

The petitioner requests a waiver of first reading of the ordinance.

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.



## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** William J. Heniff, AICP, Director of Community Development *WH*

**DATE:** July 21, 2016

**SUBJECT:** **PC 16-13; 1101 N. DuPage Avenue, Everest Snow Management**

Please find the following items for Village Board consideration as part of the July 21, 2016 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 16-13; and
3. An Ordinance granting approval of a conditional use, pursuant to Section 155.420 (C) of the Village of Lombard Zoning Ordinance, to allow a contractor's yard with a variation to allow for materials to be stored above fence height in the I Limited Industrial District.

The Plan Commission recommended approval of this petition by a vote of 5-0. Please place this petition on the July 21, 2016 Board of Trustees agenda with a waiver of first reading, as requested by the petitioner (attached).



## VILLAGE OF LOMBARD

255 E. Wilson Ave.  
Lombard, Illinois 60148-3926  
(630) 620-5700 Fax (630) 620-8222  
www.villageoflombard.org

July 21, 2016

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Sharon Kuderna

**Trustees**  
Dan Whittington, Dist. 1  
Michael A. Fugiel, Dist. 2  
Reid Foltyniewicz, Dist. 3  
Bill T. Johnston, Dist. 4  
Robyn Pike, Dist. 5  
William "Bill" Ware, Dist. 6

**Village Manager**  
Scott R. Niehaus

*"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

*"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Mr. Keith T. Giagnorio,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 16-13, 1101 N. DuPage Avenue, Everest Snow Management**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village grant a conditional use, pursuant to Section 155.420(C)(11) of the Lombard Zoning Ordinance, to allow for a contractors, architects, and engineers equipment and material storage yards, and a variation from Section 155.420(L)(2) of the Lombard Zoning Ordinance, to allow for stored materials to be visible above the fence.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on June 20, 2016. Sworn in to present the petition was William Heniff, Director of Community Development, and the petitioner's, Chris Carter, Vice President, and Peter Smolka, Founder, Everest Snow Management.

Acting Chairperson Flint read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine; and, hearing none, he proceeded with the petition.

Mr. Carter stated that their headquarters is located in Hickory Hills. They are a full service snow and ice management company and have been in business for over 21 years. He said they seeking a conditional use to allow for a contractor's, architects, and engineers equipment and material storage yard as well as a variation to allow for stored material to be visible above the fence.

Mr. Carter proceeded to explain that in order to expand to the western suburbs, they would like to use this facility for storage and dispatching. He said they have signed a three year lease contingent upon the approval of the conditional use. The request for a conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. There will be no changes to the public utilities, access roads or drainage. It would not affect any ingress or egress traffic congestion on the public streets. Their request for a conditional use does not conflict with the objective of the current Comprehensive Plan. They are actively working with Village staff and building officials to ensure all necessary plans and actions meet local ordinances and codes.

In regard to storage, Mr. Carter explained the parking lot will need to be reconfigured to allow for the new salt storage area. The salt would be stored outside and would be covered with a tarp. In order to contain the salt, it would be fenced off with 100 feet of cement blocks.

Acting Chairperson Flint asked if anyone else would like to speak in favor or against the petition, or for public comment. Hearing none, he asked for the staff report.

William Heniff, Director of Community Development, submitted the staff report to the public record in its entirety. He began by stating that the petitioner requests that the Village grant a conditional use to allow for contractors, architects, and engineers equipment and material storage yards, and a variation to allow for stored materials to be visible above the fence. The subject property is currently improved with an industrial building.

In regard to the zoning and land use compatibility, the I District is intended to accommodate industrial uses. A contractor's yard would be consistent with the zoning and land use of the surrounding properties. He explained the site will be used during snow operations. During the rest of the year only a few maintenance staff will be present, if needed. The trucks will remain in the building.

The outdoor storage is proposed to be on the southeast corner of the site. The salt will be fully enclosed within cement blocks and kept dry, therefore eliminating any potential water runoff issues. A tarp will cover the salt. Mr. Heniff noted that in the conditions of approval the salt storage is permitted to be above the proposed exterior concrete exterior concrete bin fence line between September 1 through May 1st. He explained the dates are wider than the normal snow season in order to help obtain supplies.

Mr. Heniff concluded by stating that staff recommends approval of the petition, subject to the conditions outlined in the IDRC report.

Acting Chairperson Flint asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

Commissioner Sweetser asked about how important it is to have the dates. Mr. Heniff said they spoke with the petitioner and the time period was sufficient for him and that they are trying to meet the neighborhood demands.

Mr. Carter explained said that a more lenient time frame would be useful however it is not their intention to keep piling up the material.

Commissioner Burke asked about the provisions to keep the salt out of the water system. Mr. Heniff said the tarps will help with the wind erosion. He explained that they could look at the final design and adding a lip to contain the salt. He said they could include this in the conditions of approval.

Commissioner Burke stated that it was important to ensure that there is a salt storage plan to address possible salt overflow effects into the public sewer system.

Mr. Carter explained that there are salt managers to ensure they don't lose the inventory. He explained their duties are to preserve the inventory.

On a motion by Commissioner Burke, and a second by Commissioner Sweetser, the Plan Commission voted 5-0 that the Village Board approve the petition associated with PC 16-13, subject to the following six (6) conditions, plus one (1) additional condition:

1. That this relief is limited to the operation of a contractors, architects, and engineers equipment and material storage yards only, and any physical site improvement or alterations to the Subject Property require approval through the Village;
2. That the petitioner must obtain a permit for and construct the proposed exterior concrete block bin wall/fence line between six (6) and eight (8) feet in height for the outside storage;
3. That the petitioner shall develop the Subject Property in accordance with plans submitted as part of this request;
4. The salt storage is permitted to be above the proposed exterior concrete block bin wall/fence line between September 1 through May 1;
5. The parking lot shall be configured so as to meet all Illinois Accessibility Code requirements, and Lombard Zoning Ordinance requirements; and
6. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the contractor's yard is not established by said date, this relief shall be deemed null and void.

7. The petitioner shall review and work with Village staff on their final on-site salt storage plan to address possible salt run-off impacts into the public sewer system.

Respectfully,

**VILLAGE OF LOMBARD**

Donald Ryan, Chairperson  
Lombard Plan Commission

c. Lombard Plan Commission

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

### Everest Snow Management – 1101 N. DuPage Avenue

June 20, 2016

#### Title

PC 16-13

#### Petitioner

Everest Snow Management,  
Inc.  
7077 W. 96<sup>th</sup> Place  
Hickory Hills, IL 60457

#### Property Owner

Rainy Commercial Investments  
197 Wrenwood Circle  
Elgin IL 60124

#### Property Location

1101 N. DuPage Avenue  
PIN 03-31-402-039  
Trustee District #1

#### Zoning

I – Limited Industrial District

#### Existing Land Use

Industrial Building

#### Comprehensive Plan

Light Industrial

#### Approval Sought

Conditional use for contractors yard with a variation to allow for materials to be stored above fence height

#### Prepared By

Jennifer Ganser  
Assistant Director



LOCATION MAP

#### PROJECT DESCRIPTION

The petitioner requests that the Village grant a conditional use to allow for a contractor's, architects, and engineers equipment and material storage yard as well as store materials above the fence height.

#### APPROVAL(S) REQUIRED

The petitioner requests that the Village grant a conditional use, pursuant to Section 155.420(C)(11) of the Lombard Zoning Ordinance, to allow for a contractors, architects, and engineers equipment and material storage yards, and a variation from Section 155.420(L)(2) of the Lombard Zoning Ordinance, to allow for stored materials to be visible above the fence.

**PROJECT STATS**

**Lot & Bulk**

|                |                |
|----------------|----------------|
| Parcel Size:   | 2.32 acres     |
| Building Area: | 50,000 sq. ft. |
| Tenant Area:   | 25,000 sq. ft. |

**Submittals**

1. Petition for a public hearing;
2. Response to Standards;
3. Plat of Survey, prepared by Bock & Clark's National Surveyors Network., dated June 12, 2014; and
4. Site Plan, prepared by Everest Snow Management, undated.

**EXISTING CONDITIONS**

The subject property is currently improved with an industrial building. The petitioner is proposing to utilize the southern half of the building for a contractors office and warehouse use and store materials (salt) outside.

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division has no comments regarding the project.

**Fire Department:**

The Fire Department has no comments on the project.

**Private Engineering Services:**

Private Engineering Services (PES) notes that the parking spaces will need to meet Village Code.

**Public Works:**

The Department of Public Works has no comments on the project.

**Planning Services Division:**

The Planning Services Division (PSD) notes the following:

*1. Surrounding Zoning & Land Use Compatibility*

|              | <b>Zoning Districts</b> | <b>Land Use</b> |
|--------------|-------------------------|-----------------|
| <b>North</b> | I                       | Industrial      |
| <b>South</b> | I                       | Industrial      |
| <b>East</b>  | I                       | Industrial      |
| <b>West</b>  | I                       | Industrial      |

The I District is intended to accommodate industrial uses. Therefore a contractor's yard would be consistent with the zoning and land use of the surrounding properties. The outdoor storage is proposed to be on the southeast corner of the site.



## **2. Comprehensive Plan Compatibility**

The proposed site location and use as a contractors, architects, and engineers equipment and material storage yard is consistent with the Comprehensive Plan's recommendation of light industrial uses.

## **3. Zoning Ordinance Compatibility**

A conditional use permit is required for a contractors, architects, and engineers equipment and material storage yard.

The subject property is currently improved with an industrial building. Everest Snow Management is seeking to rent the southern half of the building for a contractor's office and warehouse purposes. They are requesting a conditional use for a material storage yard because they store salt outside. They are also requesting a variation, as during the winter months the salt may be taller than the required fence. The salt is proposed to be stored on the southeast corner of the site. This is similar to PC 12-07, which allowed the Public Works Department to store salt outside at 1135 N. Garfield. The salt will be fully enclosed within cement blocks and kept dry, therefore eliminating any potential water runoff issues. A tarp will cover the salt.

Everest Snow Management is looking to expand their current operation in Hickory Hills and rent space in Lombard. The site will be used during snow operations. During the rest of the year only a few maintenance staff will be present, if needed. The trucks will remain in the building. Their office functions will stay in Hickory Hills.

## **4. Site Plan: Access & Circulation**

The parking lot will need to be reconfigured to allow for the new salt storage area. Staff will continue to work with Everest Snow Management to ensure the parking lot meets Code, as no variances are being requested for parking.

Parking is available both south and north of the building. The ten (10) spaces to the north are granted through a parking easement from the Village in 1995. Everest Snow Management will have minimal employees at this site, except during snow events. All snow vehicles are parking instead and during a snow operation the employee parks their personal vehicle inside, utilizing the space from the snow vehicle.

## **SITE HISTORY**

This property has not appeared before the Plan Commission in the past.

## **FINDINGS & RECOMMENDATIONS**

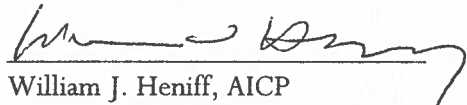
Staff finds that as the proposed contractors, architects, and engineer's equipment and material storage yard and associated variance is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for a contractors, architects, and engineers equipment and material storage yard and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 16-13:

Based on the submitted petition and the testimony presented, the proposed conditional use does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use permit is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 16-13, subject to the following conditions:

1. That this relief is limited to the operation of a contractors, architects, and engineers equipment and material storage yards only, and any physical site improvement or alterations to the Subject Property require approval through the Village;
2. That the petitioner must obtain a permit for and construct the proposed exterior concrete block bin wall/fence line between six (6) and eight (8) feet in height for the outside storage;
3. That the petitioner shall develop the Subject Property in accordance with plans submitted as part of this request;
4. The salt storage is permitted to be above the proposed exterior concrete block bin wall/fence line between September 1 through May 1;
5. The parking lot shall be configured so as to meet all Illinois Accessibility Code requirements, and Lombard Zoning Ordinance requirements; and
6. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the contractor's yard is not established by said date, this relief shall be deemed null and void.

Inter-Departmental Review Committee Report approved by:

  
William J. Heniff, AICP  
Director of Community Development

c. Petitioner



## **VII. STANDARDS FOR CONDITIONAL USES**

### **SECTION 155.109 (F)(8) OF THE LOMBARD ZONING ORDINANCE:**

- 1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.**

Everest Snow Management, Inc. is in an expansion mode and wishes to build a branch of its operations at 1101-1111 DuPage Ave, Lombard. We are actively pursuing a lease with the ownership of this building to occupy unit #1101 as a tenant. Everest Snow Management, Inc. will be entering into its 21st season of business and has been ANAB Accredited with ISO 9001 SN 9001:2012 with Design. This is an accreditation only achievable by companies that follow a Quality Management System, which meets the necessary standards and requirement of the Accredited Snow Contractors Association. Everest Snow Management, Inc. operates with the highest of standards and our use will not be detrimental to, or endanger the public health, safety, morals, comfort or general welfare of the Village of Lombard.

- 2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located.**

Our request for a conditional use is simply to store material outside. This storage is essential to our operational strategy and its approved use is one of the last key components to moving forward with our current lease negotiations. The request of conditional use will not be injurious to the uses and enjoyment of other properties in the immediate vicinity and will not diminish or impair property values within the neighborhood in which it is to be located.

- 3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The request of conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

**4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided.**

There will be no changes to the public utilities, access roads or drainage. We are actively working with village staff and building officials to ensure all necessary plans and actions meet local ordinances and codes.

**5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

The operational strategy that Everest Snow Management, Inc. has in place will not affect ingress or egress traffic congestion in the public streets. We are operating in a seasonal capacity and only in times when winter weather merits services. Ex: Winter storms or winter conditions.

**6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard.**

Our request for a conditional use does not conflict with the objective of the current Comprehensive Plan for the Village of Lombard. We are actively working with village staff and building officials to ensure all all necessary plans and actions meet local ordinances and codes.

**7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.**

Our request for a conditional use is simply to store material outside. We move through this process in an effort to conform with the applicable regulations of the district in which it is located. The request for a conditional use for outside storage is essential to our operational strategy and its approved use is one of the last key components to moving forward with our current lease negotiations.



Drive in Door  
14' (DIP)



## Heniff, William

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**From:** Chris Carter <chris.carter@everestsnow.com>  
**Sent:** Tuesday, June 21, 2016 11:37 AM  
**To:** Heniff, William; Ganser, Jennifer  
**Cc:** Peter  
**Subject:** Everest Snow Management - Waiver of First Reading

Good Morning Bill,

Thank you for meeting Peter and myself this morning to review the permitting process for work to be done in the near future. We are obviously happy with the unanimous vote by the plan commission last night and wanted to follow up with you regarding the board meeting in July. I would like to ask for a Waiver of First Reading for our petition as we are on a tight timeline to open our branch before our next season. We will be ready to start work as soon as building permits are approved on your end.

I appreciate your help and please let me know if you have any other questions regarding our project.

Have a Great Day!!!



**Chris Carter**  
**Vice President**

**Everest Snow Management, Inc.**  
[7707 W 96th Place](#)  
[Hickory Hills, IL 60457](#)  
p: [708-237-0300](#) f: [708-237-1300](#)  
w: [www.everestsnow.com](#)  
e: [chris.carter@everestsnow.com](mailto:chris.carter@everestsnow.com)



Sent from my iPhone

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR A  
CONTRACTORS, ARCHITECTS AND ENGINEERS  
EQUIPMENT AND MATERIAL STORAGE YARD PURSUANT  
TO TITLE 15, CHAPTER 155, SECTION 155.420(C) AND A  
VARIATION FROM SECTION 155.420(L)(2) OF THE  
LOMBARD ZONING ORDINANCE**

PC 16-13; 1101 N. DuPage Avenue (Everest Snow Management, Inc.)

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 I Limited Industrial District; and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Section 155.420(C) of the Lombard Zoning Ordinance to allow a contractors, architects, and engineers equipment and material storage yard and a variation from Section 155.420(L)(2) to allow for stored materials to be visible above the fence;

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on June 20, 2016 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the conditional uses, 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 contractors, architects, and engineers equipment and material storage yard is hereby granted for the Subject Property legally described in Section 3 and subject to the conditions set forth in Section 4.

SECTION 2: That a variation is hereby granted from Section 155.420(L)(2) to allow for materials to be stored above the fence height for the Subject Property legally described in Section 3 and subject to the conditions set forth in Section 4.

SECTION 3: That this Ordinance is limited and restricted to the property located at 1101 N. DuPage Avenue, Lombard, Illinois and legally described as follows:

PARCEL 1:

LOT 2 IN SAM B. GOTTLIEB DEVELOPMENT CORPORATION ASSESSMENT PLAT NUMBER ONE, BEING IN THE SOUTH EAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1973 AS DOCUMENT R73-S8487, IN DUPAGE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2 (NORTHWEST CORNER OF LOT 2 BEING THE POINT OF INTERSECTION OF THE EAST LINE OF DUPAGE AVENUE AND A POINT 100.00 FEET SOUTH OF THE SOUTH LINE CLEARING INDUSTRIAL DISTRICT INC. ASSESSMENT PLAT NO. 6); THENCE SOUTH 89 DEGREES 57 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF LOT 2 A DISTANCE OF 195.10 FEET TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 456.68 FEET AND WHOSE CHORD BEARS NORTH 25 DEGREES 45 MINUTES 05 SECONDS EAST FOR AN ARC DISTANCE OF 150.78 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 456.68 FEET AND WHOSE CHORD BEARS SOUTH 16 DEGREES 50 MINUTES 31 SECONDS WEST FOR AN ARC DISTANCE OF 141.84 FEET TO A POINT (SAID POINT BEING THE INTERSECTION OF THE EAST LINE OF SAID LOT 2 AND THE NORTH LINE OF SAID LOT 2 AN ITS EASTERLY EXTENSION THEREOF); THENCE NORTH 89 DEGREES 57 MINUTES 17 SECONDS WEST ALONG SAID EASTERLY EXTENSION A DISTANCE OF 24.28 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

AN EXCLUSIVE, PERPETUAL EASEMENT AND RIGHT OF WAY FOR PARCEL 1 FOR THE FULL AND FREE RIGHT, PRIVILEGE AND AUTHORITY OF ACCESS AND PARKING VEHICLES TO AND FROM, IN, ON, UPON, OVER, THROUGH AND ACROSS THE FOLLOWING DESCRIBED LAND UNDER AND BY VIRTUE OF GRANT OF PARKING EASEMENT RECORDED DECEMBER 26, 1995 AS DOCUMENT R95-182123, AS FOLLOWS: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 AFORESAID AND RUNNING THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 411.12 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 17 SECONDS WEST, 421.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 57 MINUTES 17 SECONDS WEST ALONG THE NORTH LINE OF SAM B. GOTTLIEB DEVELOPMENT CORP. ASSESSMENT PLAT NUMBER 1 A DISTANCE OF 195.10 FEET TO A POINT IN THE EAST LINE OF DUPAGE AVENUE; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE OF DUPAGE AVENUE A DISTANCE OF 24.00 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 17 SECONDS EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAM B. GOTTLIEB DEVELOPMENT CORP. ASSESSMENT PLAT NUMBER 1 A DISTANCE OF 97.11 FEET TO A POINT OF INTERSECTION WITH A CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 345.97 FEET, AN ARC DISTANCE OF 102.22 FEET, WHOSE CHORD BEARS SOUTH 81 DEGREES 29 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 104.75 FEET TO A POINT OF INTERSECTION WITH A CURVED LINE; THENCE SOUTHWESTERLY ALONG SAID CURVE, CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 456.68 FEET, AN ARC DISTANCE OF 9.41 FEET, WHOSE CHORD BEARS SOUTH 16 DEGREES 52 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 9.41 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY ILLINOIS.

Parcel Number: 03-31-402-039; (the "Subject Property").

SECTION 4: This ordinance shall be granted subject to compliance with the following conditions:

1. That this relief is limited to the operation of a contractors, architects, and engineers equipment and material storage yards only, and any physical site improvement or alterations to the Subject Property require approval through the Village;
2. That the petitioner must obtain a permit for and construct the proposed exterior concrete block bin wall/fence line between six (6) and eight (8) feet in height for the outside storage;
3. That the petitioner shall develop the Subject Property in accordance with plans submitted as part of this request;
4. The salt storage is permitted to be above the proposed exterior concrete block bin wall/fence line between September 1 through May 1;
5. The parking lot shall be configured so as to meet all Illinois Accessibility Code requirements, and Lombard Zoning Ordinance requirements; and
6. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the contractor's yard is not established by said date, this relief shall be deemed null and void.
7. The petitioner shall review and work with Village staff on their final on-site salt storage plan to address possible salt run-off impacts into the public sewer system.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed on first reading this \_\_\_\_ day of \_\_\_\_\_, 2016.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2016.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2016.

Ordinance \_\_\_\_\_  
PC 16-13  
Page 5 of 5

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Keith Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Sharon Kuderna, Village Clerk