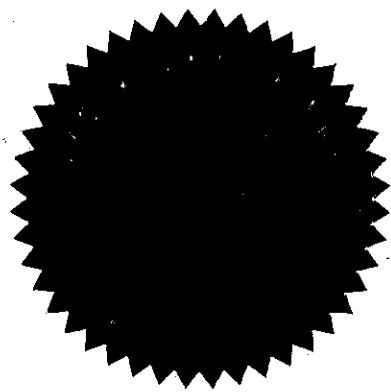


PUBLISHED IN PAMPHLET FORM THIS 17th DAY OF NOVEMBER, 2000,
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,
DUPAGE COUNTY, ILLINOIS.

Lorraine G. Gerhardt
Lorraine G. Gerhardt
Village Clerk



AN ORDINANCE GRANTING CONDITIONAL USE APPROVAL FOR
AUTOMOBILE REPAIR IN B3 SHOPPING DISTRICT
816 EAST ROOSEVELT ROAD

FRONT OF PAMPHLET

PAMPHLET

ORDINANCE 4885

AN ORDINANCE GRANTING A CONDITIONAL USE
PURSUANT TO TITLE 15, CHAPTER 155, SECTION 406
OF THE LOMBARD ZONING ORDINANCE

(PC 00-45: 816 East Roosevelt Road, Lombard, Illinois)

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 B3 Community Commercial District; and,

WHEREAS, an application has been filed requesting approval of a Conditional Use to allow for automobile service in the B3 Community Shopping District; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on October 16, 2000, 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 a Conditional Use is hereby granted for the property described in Section 2 below and pursuant to Title 15, Chapter 155, Section 406 of the Village of Lombard Zoning Ordinance so as to allow for automobile service facility in the B3 Community Shopping District.

SECTION 2. That this ordinance is limited and restricted to the property generally located at 816 East Roosevelt Road, Lombard, Illinois, and is legally described as follows:

Lot 1 in T.D.C. Lombard Subdivision, of part of the east half of the southeast quarter of Section 17, Township 39 North, Range 11 east of the Third Principal Meridian, according to the plat thereof recorded October 25, 1996 as Document R96-175359, in DuPage County, Illinois.

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

1. That the site be developed essentially in conformance with the plans dated September 26, 2000. That the plan shall also include the following elements:

- a. The petitioner shall enclose the south section of wall where the garden center was previously located in a manner that is compatible with the design of the existing building meeting the approval of the Community Development Director.
 - b. That the petitioner submits a landscape plan for review and approval per the Lombard Zoning Ordinance.
 - c. That all fencing surrounding the site be improved to meet the provisions of the Lombard Zoning Ordinance. Said fence shall be maintained in good repair at all times.
 - d. The Village shall have access to the rear of the property at all times.
 - e. The petitioner shall modify the existing landscape islands to meet the access and circulation needs of the Lombard Fire Department.
2. All damaged vehicles being dropped off for repair must be stored in the rear lot at all times.

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 2nd day of November, 2000.

First reading waived by action of the Board of Trustees this _____ day of _____, 2000.

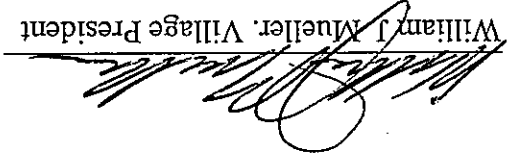
Passed on second reading this 16th day of November, 2000.

Ayes: Trustees Borgatell, Tross, Sebby, Florey, Kufirin, Jr.

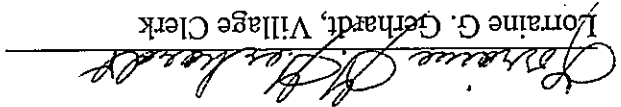
Nays: None

Absent: Trustee Schaffer

Approved this 16th day of November, 2000.


William J. Mueller, Village President

ATTEST:


Lorraine G. Gerhardt, Village Clerk

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