

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
AUG.16,2007 9:30 AM
OTHER 03-32-415-027
005 PAGES R2007-152815

ORDINANCE 6025

**GRANTING A CONDITIONAL USE PURSUANT TO
TITLE 15, CHAPTER 155, SECTION 155.418 (C) OF THE
LOMBARD ZONING ORDINANCE**

PIN: 03-32-415-027

ADDRESS: 434 E. North Avenue, Lombard

Lombard, IL 60148

Return To:

**Village of Lombard
Department of Community Development
255 E. Wilson Avenue
Lombard, IL 60148**

ORDINANCE NO. 6025

**AN ORDINANCE GRANTING A CONDITIONAL USE
PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.418 (C)
OF THE LOMBARD ZONING ORDINANCE**

(PC 07-16: 434 E. North 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 B4 Corridor Commercial District; and,

WHEREAS, an application has been filed requesting approval of a conditional use, pursuant to Section 155.415 (C) of the Zoning Ordinance, to allow for a motor vehicles sales establishment; and

WHEREAS, a public hearings on the forgoing application were conducted by the Village of Lombard Plan Commission on April 16, 2007 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, subject to conditions; 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 Subject Property, as described in Section 2 below, pursuant to Section 155.415 (C) of the Zoning Ordinance, to allow for a motor vehicles sales establishment, subject to the conditions set forth in Section 3 below.

SECTION 2: That this Ordinance is limited and restricted to the property located at 434 E. North Avenue , Lombard, Illinois and legally described as follows:

The West Half of Lot 10 and all of Lots 11 and 12, and the South Half of the vacated alley lying North and adjoining said West Half of Lot 10 and all of Lots 11 and 12 in Block 14 in North Avenue Manor, being a subdivision of part of the South Half of Section 32, Township 40 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded November 14, 1928, as Document Number 269443, in DuPage County, Illinois.

Parcel Number: 03-32-415-027; (the "Subject Property").

SECTION 3: The conditional use, as provided for in Sections 1 of this Ordinance shall be granted subject to compliance with the following conditions:

1. The petitioner shall submit for final approval a Plat of Consolidation to consolidate the three (3) lots and the vacated alley into a single lot of record.
2. The petitioner shall submit a final photometric plan that complies with the Zoning Ordinance.
3. A fence of no less than six feet (6') and no greater than eight feet (8') in height shall be maintained along the northern property line.
4. The proposed use shall operate on the property in substantial compliance with the site plan, prepared by Capital Design, LTD. and dated March 15, 2007.
5. The vehicle display/sales area shall be limited to the area depicted on the approved site plan. Moreover, all vehicles parked and/or displayed on the subject property shall be in operable condition.
6. That the petitioner shall erect a *no right turn* sign at the access drive for vehicles exiting the property.

SECTION 4: This Ordinance, upon approval, shall be recorded by the Village with the Office of County Recorder.

Ordinance No. 6025
Re: PC 07-16
Page 3

SECTION 5: 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 _____, 2007.

First reading waived by action of the Board of Trustees this 3rd day of May, 2007.

Passed on second reading this 3rd day of May, 2007, pursuant to a roll call vote as follows:

Ayes: Trustees Gron, Tross, O'Brien, Sebby, Florey & Soderstrom

Nays: None

Absent: None

Approved by me this 3rd day of May, 2007.

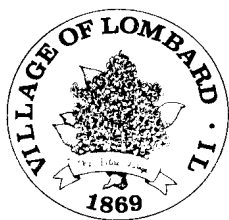

William J. Mueller, Village President

ATTEST:


Brigitte O'Brien, Village Clerk

Published in pamphlet from this 7th day of May, 2007.


Brigitte O'Brien, Village Clerk

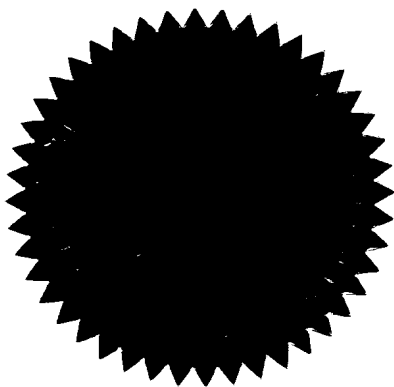


I, **Brigitte O'Brien**, hereby certify that I am the duly qualified Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Village Clerk, I maintain and am safekeeper of the records and files of the President and Board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

I further certify that attached hereto is a
copy of ORDINANCE 6025
GRANTING A CONDITIONAL USE PURSUANT TO
TITLE 15, CHAPTER 155, SECTION 155.418 (C) OF
THE LOMBARD ZONING ORDINANCE
434 E. NORTH AVENUE, LOMBARD
PIN 03-32-415-027

of the said Village as it appears from the official records
of said Village duly approved May 3, 2007.

In Witness Whereof, I have hereunto affixed my official signature and
the Corporate Seal of said **Village of Lombard**, Du Page County,
Illinois this 15th day of June, 2007.



Barbara A Johnson DEPUTY
Brigitte O'Brien
Village Clerk
Village of Lombard
DuPage County, Illinois