

ORDINANCE NO. 5009

**AN ORDINANCE GRANTING A CONDITIONAL USE PURSUANT TO
TITLE 15, CHAPTER 155, SECTION 418 OF THE
LOMBARD ZONING ORDINANCE**

(PC 01-14: 919 N. Garfield, Lombard, IL)

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 I Limited Industrial District;
and,

WHEREAS, an application has been filed requesting approval of a Conditional Use to provide for a mortuarial services business on the property described in Section 2 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on July 16, 2001 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 418 (C) of

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the Village of Lombard Zoning Ordinance so as to allow said property to be used for mortuarial services;

SECTION 2: That this ordinance is limited and restricted to the property generally located at 919 N. Garfield, Lombard, Illinois and legally described as follows.

LOT 3 IN PROGRESS BUSINESS CENTER, BEING A RESUBDIVISION OF PART OF LOT 1 IN LOMBARD BUSINESS CENTER UNIT 7, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

P.I.N. 03-32-301-023

SECTION 3: This ordinance shall be granted subject to compliance with the following condition(s):

1. All improvements shall substantially comply with the site plan prepared by Jacob & Hefner Associates prepared July 5, 2001 and the building site plan prepared by Industrial Equipment & Engineering dated June 14, 2001:
 - a. That the petitioner submit a landscape plan to meet the requirements of a Landscape Plan as required by Section 7 of the Zoning Ordinance which depicts the species of plant proposed for the site.
 - b. In accordance with the Subdivision and Development Ordinance, sidewalks must be one foot (1') off the property lines (within the right-of-way). In order to provide pedestrian access to the streets, the sidewalks must be extended to the west and south to reach Garfield Street and Progress Road.
2. The project must meet all requirements of the Illinois EPA and air pollution standards and odor emission controls as well as all Village of Lombard performance standards.
3. As indicated in the Zoning Ordinance, this conditional use shall be null and void unless it is substantially underway within one year from the date of

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granting thereof, and completed within 18 months thereof, unless extended by further action of the Village Board prior to the expiration of the ordinance approving the conditional use.

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 _____ day of _____, 2001.

First reading waived by action of the Board of Trustees this 16th day of August, 2001

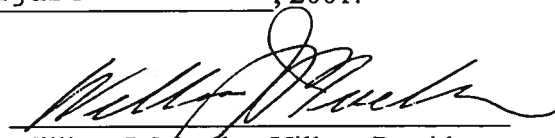
Passed on second reading this 16th day of August, 2001.

Ayes: Trustees DeStephano, Tross, Koenig, Sebby, Florey, Soderstrom

Nays: None

Absent: None

Approved this 16th, day of August, 2001.



William J. Mueller, Village President

ATTEST:



Suzan L. Kramer, Village Clerk