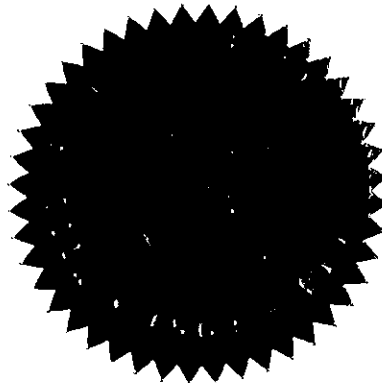


ORDINANCE 4425

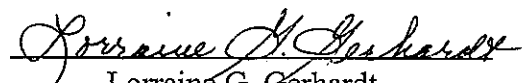
PAMPHLET

FRONT OF PAMPHLET

GRANTING A CONDITIONAL USE
TO ALLOW AUTOMOBILE SERVICE AT
1210 SOUTH FINLEY ROAD



PUBLISHED IN PAMPHLET FORM THIS 24th DAY OF FEBRUARY, 1998.
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,
DUPAGE COUNTY, ILLINOIS.


Lorraine G. Gerhardt
Village Clerk

ORDINANCE NO. 4425

**AN ORDINANCE GRANTING A CONDITIONAL USE PURSUANT TO
TITLE 15, CHAPTER 155, SECTION 414 OF THE
LOMBARD ZONING ORDINANCE**

(PC 98-01: 1201 S. Finley Road, 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 B4 Corridor Commercial Shopping District; and,

WHEREAS, an application has been filed requesting approval of a Conditional Use to provide for automobile service 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 February 11, 1998 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 414 (C) of

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

SECTION 2: That this ordinance is limited and restricted to the property generally located at 1201 S. Finley Road, Lombard, Illinois and legally described as follows:

Lot 2 of Finley-Roosevelt Assessment Plat, being a subdivision of part of the Northeast 1/4 of the Northwest 1/4 of Section 19, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded March 14, 1972 as Document No. R72-12515 in DuPage County, IL.

Parcel No.: 06-19-100-025

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

1. That a concrete planter and landscaping be provided along the east end of the building, as is shown on the Landscape Plan provided by the petitioner and date-stamped January 7, 1998.
2. That the curb stops along the south property line and around the freestanding sign on Finley Road be removed and replaced with a six-inch concrete vertical curb.
3. That site improvements be provided at the front of the building in substantial compliance with the attached Exhibit "A".
4. That any company vehicles which are parked on the site overnight be parked in the building or in the spaces that are the farthest from Finley Road.
5. That all installation of vehicle glass, which is performed on-site, be performed within the building.
6. That any inoperable vehicle stored on site be stored within the building.
7. That construction and site improvements shall be substantially underway within one (1) year from the date of Village Board approval and shall be completed eighteen (18) months thereof.

Ordinance No. 4425
Re: PC 98-01
Page 3

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 _____, 1998.

First reading waived by action of the Board of Trustees this 19th day of February, 1998.


Passed on second reading this 19th day of February, 1998.

Ayes: Trustees Borgatell, Tross, Schaffer, Jaugilas, Gatz and Kufrin


Nayes: None

Absent: None

Approved this 19th day of February, 1998.


William J. Mueller, Village President

ATTEST:


Lorraine G. Gerhardt, Village Clerk

C

C

C