

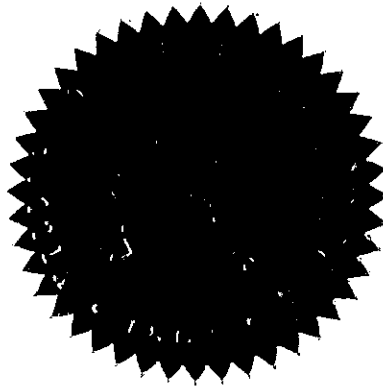
ORDINANCE

4376

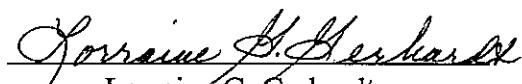
PAMPHLET

FRONT OF PAMPHLET

GRANTING A CONDITIONAL USE
AT 825 EAST ST. CHARLES ROAD



PUBLISHED IN PAMPHLET FORM THIS 22ND DAY OF OCTOBER, 1997.
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,
DUPAGE COUNTY, ILLINOIS.


Lorraine G. Gerhardt
Village Clerk

ORDINANCE NO. 4376

**AN ORDINANCE GRANTING A CONDITIONAL USE PURSUANT TO
TITLE 15, CHAPTER 155, SECTION 415 OF THE
LOMBARD ZONING ORDINANCE**

(PC 97-23: 825 East St. Charles Road)

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 District; and,

WHEREAS, an application has been filed requesting approval of a conditional use to provide for a contractor's office and storage yard for a landscape 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 October 8, 1997 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendation 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 415 (C) 8 of

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the Village of Lombard Zoning Ordinance so as to allow said property to provide a contractor's office and storage yard;

SECTION 2: That this ordinance is limited and restricted to the property generally located at 825 East St. Charles Road, Lombard, Illinois and legally described as follows:

Parcel 1: That part of the Northwest Quarter of the Northwest Quarter of Section 9, Township 39 North, Range 11, East of the Third Principal Meridian, bounded as follows: On the West by the Southerly extension of the West line of Lot 1 in Sullen's Resubdivision of Lot 2 in Robertson's Addition to Home Acres; on the Northerly side by the Southerly line of said Lot 1, being a line parallel with and distant 50 feet northerly, measured at right angles, from the center line of the main track of the Minnesota and Northwestern Railroad Company (later the Chicago Great Western Railway Company, now the Chicago and North Western Transportation Company), as said main track center line was originally located and established across said Section 9; on the East by Southerly extension of the East line of said Lot 1; and on the Southerly sides by a line parallel with and distance 15 feet Northerly, measused at right angles, from the center line of the main track of the Chicago and Northwestern Transportation Company (formerly the Chicago Great Western Railroad Company), as said main track is now located.

Parcel 2: Lot One in Sullen's Resubdivision of Lot 2 in Robertson's Addition to Home Acres, a subdivision of part of the West half of the Northwest Quarter of Section 9, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded October 16, 1978 as Document Number R78-99332, formerly known as: The East 108 feet of Lot 2 as measured along the North line thereof in Robertson's addition to Home Acres, being a subdivision in the West half of the Northwest Quarter of Section 9, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded April 16, 1909 as Document 96660, all in DuPage County, IL.

Parcels No. 06-09-101-014 and 06-09-101-016

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

1. An eight-foot high wood fence shall be provided around the perimeter of the outdoor storage area. A cut-sheet of this fence shall be submitted to the Director of Community Development for review.
2. All storage shall be located within the building or the enclosed storage area.
3. All parking, including the outdoor storage area, shall be paved.
4. A six (6) inch concrete curb shall be placed along the edge of all existing and new asphalt.
5. The fence at the rear of the property shall be located at least five (5) feet from the rear property line. All landscaping at the rear of the property shall be placed behind the fence.
6. A five (5) foot perimeter landscape yard shall be placed between the parking lot and the west property line.
7. Lighting shall be provided for the new parking area to a minimum intensity of 2.0 foot-candles throughout the parking area, with no more than 0.5 foot-candles at the property line.
8. A ten (10) foot easement shall be provided between the east property line and the driveway for landscaping and sidewalk.
9. Stormwater retention or detention shall be provided per Code, or a variation from retention/detention standards pursued and received.
10. The proposed site improvements shall be substantially underway within one (1) year from the date of Village Board approval and shall be completed within eighteen (18) months thereof.

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 _____, 1997.

First reading waived by action of the Board of Trustees this 16th day of October, 1997.

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Passed on second reading this 16th day of October, 1997.

Ayes: Trustees Schaffer, Jaugilas, Kufirin, Borgatell and Tross

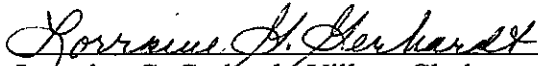
Nays: None

Absent: Trustee Gatz

Approved this 16th day of October, 1997.


William J. Mueller, Village President

ATTEST:


Lorraine G. Gerhardt, Village Clerk

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