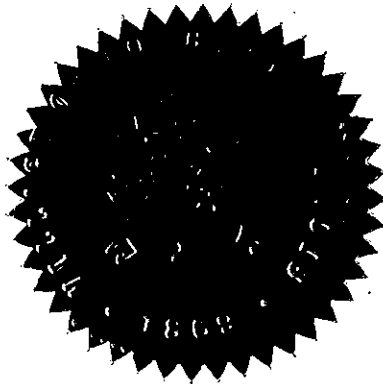


ORDINANCE 4365
 4365A

PAMPHLET

FRONT OF PAMPHLET

GRANTING A CONDITIONAL USE
AND A VARIATION FOR
1000-32 N. ROHLWING ROAD MENARD'S



PUBLISHED IN PAMPHLET FORM THIS 24TH DAY OF September, 1997.
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,
DUPAGE COUNTY, ILLINOIS.

Lorraine G. Gerhardt
Lorraine G. Gerhardt
Village Clerk

ORDINANCE NO. 4365

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

(PC 97-13: 1000-32 N. Rohlwing Road (Menards))

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 Shopping District; and,

WHEREAS, an application has been filed requesting approval of a Conditional Use to provide for an outdoor display and sales area on the property described in Section 2 below; and,

WHEREAS, public hearings on such application have been conducted by the Village of Lombard Plan Commission on June 11, 1997 and August 13, 1977 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 provide an outdoor display and sales area;

SECTION 2: That this ordinance is limited and restricted to the property generally located at 1000-32 N. Rohlwing Road, Lombard, Illinois and legally described as follows:

That part of the South half of the Southeast Quarter of Section 36, Township 40 North, Range 10, the North half of the Northeast Quarter of Section 1, Township 39 North, Range 10, and the West half of the Southwest Quarter of Section 31, Township 40 North, Range 11, East of the Third Principal Meridian, described as follows: Lots 1 through 12, in Block 1, Lot 14 in Block 1 (except that part described as follows: beginning at the Southwest corner of said Lot 14, thence North 2 degrees 17 minutes 03 seconds West along the West line of said Lot 14, 145.25 feet; thence South 11 degrees 58 minutes 30 seconds East, 147.35 feet to a point on the South line of said Lot 14; thence South 87 degrees 41 minutes 59 seconds West along said South line, 24.78 feet to the place of beginning); also Lots 1, 2, 3 in Block 2, the North 82.86 feet of Lot 4, in Block 2, Lots 5, 6, 7, 8, 17, 18, 19, 20 in Block 2, that portion of Petersen Avenue, lying West of the West line of Route 53 and East of the West line of Lot 12 in Block 1 extended South, that portion of Sidney Avenue, lying West of the West line of Route 53 and East of the North-South Tollway, all in H.M. Cornell & Company's Glen Ellyn Acres, being a subdivision of part of the South half of the South half of Section 36, Township 40 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded September 12, 1940, as Document 414897, also that portion of Route 64 (North Avenue) lying South of and adjoining Lots 5, 6, 7 and 8 in Block 2 in the aforementioned H. M. Cornell & Company's Glen Ellyn Acres, also, that portion of Route 53 lying South of the South line of Lot 4 in Block 1 extended East and North of the South line of the North 82.86 feet of lot 4 in Block 2 extended East, in the aforementioned H.M. Cornell & Company's Acres, all in DuPage County, IL.

Parcel No. 02-36-412-025

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

1. The submitted structural engineering plans must be reviewed and approved prior to construction of the fence.

Ordinance No. 4365

Re: PC 97-13

Page 3

2. The roof of the storage racks shall be designed so as to not allow stacking above eighteen (18) feet.
3. The outdoor storage area shall be enclosed with a solid sight-obscuring fence, except for the access gates.
4. A building permit for the proposed fence must be approved prior to construction.
5. The fence shall be constructed within twelve (12) months from the date of approval or this ordinance shall become null and void.

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 18th day of September 1997.

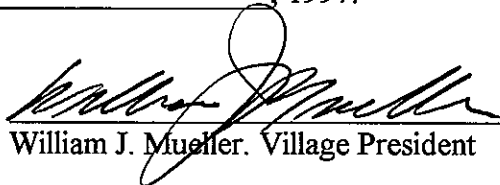
Passed on second reading this 18th day of September, 1997.

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

Nayes: None

Absent: Trustee Jaugilas

Approved this 18th day of September, 1997.


William J. Mueller, Village President

ATTEST:


Lorraine G. Gerhardt, Village Clerk

ORDINANCE NO. 4365A

**AN ORDINANCE GRANTING A VARIATION PURSUANT TO
TITLE 15, CHAPTER 155, SECTION 205 OF THE
LOMBARD ZONING ORDINANCE**

(PC 97-13: 1000-32 N. Rohlwing Road (Menards))

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 Shopping District; and,

WHEREAS, an application has been filed requesting approval of a variation to provide for the construction of an eighteen (18) foot tall fence (eight feet allowed) on the property described in Section 2 below; and,

WHEREAS, public hearings on such application have been conducted by the Village of Lombard Plan Commission on June 11, 1997 and August 13, 1977 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 variation 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 Variation is hereby granted for the property described in Section 2 below and pursuant to Title 15, Chapter 155, Section 205 (B)2 of

Ordinance No. 4365A

Re: PC 97-13

Page 2

the Village of Lombard Zoning Ordinance so as to allow said property to construct an eighteen (18) foot tall fence;

SECTION 2: That this ordinance is limited and restricted to the property generally located at 1000-32 N. Rohlwing Road, Lombard, Illinois and legally described as follows:

That part of the South half of the Southeast Quarter of Section 36, Township 40 North, Range 10, the North half of the Northeast Quarter of Section 1, Township 39 North, Range 10, and the West half of the Southwest Quarter of Section 31, Township 40 North, Range 11, East of the Third Principal Meridian, described as follows: Lots 1 through 12, in Block 1, Lot 14 in Block 1 (except that part described as follows: beginning at the Southwest corner of said Lot 14, thence North 2 degrees 17 minutes 03 seconds West along the West line of said Lot 14, 145.25 feet; thence South 11 degrees 58 minutes 30 seconds East, 147.35 feet to a point on the South line of said Lot 14; thence South 87 degrees 41 minutes 59 seconds West along said South line, 24.78 feet to the place of beginning); also Lots 1, 2, 3 in Block 2, the North 82.86 feet of Lot 4, in Block 2, Lots 5, 6, 7, 8, 17, 18, 19, 20 in Block 2, that portion of Petersen Avenue, lying West of the West line of Route 53 and East of the West line of Lot 12 in Block 1 extended South, that portion of Sidney Avenue, lying West of the West line of Route 53 and East of the North-South Tollway, all in H.M. Cornell & Company's Glen Ellyn Acres, being a subdivision of part of the South half of the South half of Section 36, Township 40 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded September 12, 1940, as Document 414897, also that portion of Route 64 (North Avenue) lying South of and adjoining Lots 5, 6, 7 and 8 in Block 2 in the aforementioned H. M. Cornell & Company's Glen Ellyn Acres, also, that portion of Route 53 lying South of the South line of Lot 4 in Block 1 extended East and North of the South line of the North 82.86 feet of lot 4 in Block 2 extended East, in the aforementioned H.M. Cornell & Company's Acres, all in DuPage County, IL.

Parcel No. 02-36-412-025

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

1. The submitted structural engineering plans must be reviewed and approved prior to construction of the fence.

Ordinance No. 4365A

Re: PC 97-13

Page 3

2. The roof of the storage racks shall be designed so as to not allow stacking above eighteen (18) feet.
3. The outdoor storage area shall be enclosed with a solid sight-obscuring fence, except for the access gates.
4. A building permit for the proposed fence must be approved prior to construction.
5. The fence shall be constructed within twelve (12) months from the date of approval or this ordinance shall become null and void.

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 18th day of September 1997.

Passed on second reading this 18th day of September, 1997.

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

Nays: None

Absent: Trustee Jaugilas

Approved this 18th, day of September, 1997.


William J. Mueller, Village President

ATTEST:


Lorraine G. Gerhardt, Village Clerk

C

C

C