

ORDINANCE NO. 4599

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

(PC 99-06: 404 East North Avenue, 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 motor vehicle sales and for the outdoor display and sale of motor vehicles 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 15, 1999, 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 415 (C) of

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the Village of Lombard Zoning Ordinance so as to allow said property to be used for motor vehicle sales and the outdoor display and sale of motor vehicles;

SECTION 2: That this ordinance is limited and restricted to the property generally located at 404 East North Avenue, Lombard, Illinois and legally described as follows:

Lot 1 in Addison Investor's Subdivision of Lots 8, 9, and 10 in Block 15 in North Avenue Manor, being a subdivision of part of the South 1/2 of Section 32, Township 40 North, Range 11, East of the Third Principal Meridian, according to the plat said Addison Investor's Subdivision recorded November 3, 1969 as Document No. R69-47783 and Lots 5 through 7, both inclusive, in Block 15, of said North Avenue Manor, according to the Plat thereof recorded November 14, 1928 as Document 269443, and all that part of the South 1/2 of the vacated alley lying north of and adjacent to the above described property, all in DuPage County, IL.

Parcel No.: 03-32-414-022, 03-32-414-023, 03-32-414-015, 03-32-414-016, and 03-32-414-017

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

1. That the visitor parking shall be provided in accordance with the size and number standards of the Zoning Ordinance, as shown in the site plan (Exhibit A).
2. That landscaping shall be provided as shown in the landscape plan (Exhibit B), except as modified by the below-listed conditions.
3. That a Plat of Resubdivision shall be prepared to consolidate the four (4) lots and the vacated alley into one lot.
4. That sidewalks shall be provided along the west (Grace Street), south (North Avenue), and east (LaLonde Avenue) sides of the property.
5. That parkway trees shall be provided along Grace Street if there is adequate space
6. That one of the following is provided between the visitor and sales parking lots:

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- a. A landscaping island, a minimum of seven feet (7') in width from outside of curb to outside of curb as shown in the site plan (Exhibit A);
or
 - b. Keystone Landscaping Blocks, a minimum of three feet (3') high, including landscape planters at the end of each wall, and in a configuration to be approved by the Director of Community Development.
7. That the number of unregistered vehicles on the lot shall be limited to no more than five (5) rows of cars as per Exhibit A. Ninety-five percent (95%) of the cars may remain on the lot for a period of no longer than six (6) months, and the remaining five percent (5%) of the cars may remain on the lot for a period of no more than nine (9) months.
 8. That the outdoor car sales and storage area shall be provided in accordance with the site plan (Exhibit A), and that vehicles shall be adequately spaced.
 9. That a log of the unregistered vehicles with dates of arrival to the lot shall be kept on site at all times, with access to the log by an employee of the Community Development Department of the Village of Lombard permitted at any time during business hours.
 10. That the existing lamps shall be removed from the light poles along the northern property line. That no more than four (4) light poles shall be permitted on the northern property line. That these poles shall be at least ten feet (10') from the northern property line. That each pole shall have one lamp per pole, with an output of no more than four hundred (400) Watts.
 11. That the chain link fence shall be removed from the north property line and replaced with an eight foot (8') board-on-board, as per the site plan (Exhibit A).
 12. That any violation of the Conditional Use agreement may result in a revocation of the Conditional Use for the property and is subject to a fine.

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.

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Passed on first reading this _____ day of _____, 1999.

First reading waived by action of the Board of Trustees this 18th day of March, 1999.

Passed on second reading this 18th day of March, 1999.

Ayes: Trustees Borgatell, Schaffer, Jaugilas, DeFalco and Kufrin

Nayes: None

Absent: Trustee Tross

Approved this 18th day of March, 1999.


William J. Mueller, Village President

ATTEST:


Lorraine G. Gerhardt, Village Clerk