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ORDINANCE NO. 5272

**AN ORDINANCE GRANTING A CONDITIONAL USE
FOR A CONTRACTOR'S OFFICE AND SHOP
IN A B4 COMMERCIAL CORRIDOR DISTRICT**

(PC 03-06; 812 E. 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 heretofore been filed pursuant to Chapter 155 Section 415 (C) (8) of the Lombard Zoning Ordinance for a conditional use to allow a contractor's office and shop in a B4 Corridor Commercial District.

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on March 17, 2003 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:

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SECTION 1: That the ordinance is limited and restricted to the property generally located at 812 E. St. Charles Road, Lombard, Illinois, and legally described as follows:

LOT 13 (EXCEPT THE NARROW STRIP OF LAND AS WAS DEDICATED FOR ROAD PURPOSES BY INSTRUMENT RECORDED AS DOCUMENT 215612) OF THE RESUBDIVISION OF LOTS 56 AND 57 IN ROBERTSON'S ST. CHARLES ROAD ADDITION TO WESTMORE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORD ON NOVEMBER 2, 1925 AS DOCUMENT 202422 AND CORRECTION CERTIFICATE RECORDED AUGUST 13, 1927 AS DOCUMENT 241208, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-04-310-046

SECTION 2: That a conditional use for a contractor's office and shop is hereby granted for the Subject Property, subject to compliance with the following conditions:

1. That the petitioner shall develop the site consistent with the site plans and interior design plans submitted as part of this petition.
2. That the petitioner shall satisfactorily address the comments noted within the IRDC report.
3. That the petitioner shall submit to the Village for review and approval a parking lot striping plan that addresses plan for the parking lot that specifically demarcates ADA parking spaces, customer/employee parking areas for each use and areas where parking is not permitted.
4. That overnight storage of commercial vehicles on the property shall be exclusively within the existing building.
5. Outside storage of contractor materials and equipment shall be prohibited.
6. That the petitioner shall submit to the Village for review and approval a landscape plan that includes a solid fence (minimum of six (6) feet in height)

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between Lots 1 and 3 of Karban's Plat of Resubdivision and plantings consistent with Section 155.707 (B)(4) of the Zoning Ordinance.

7. That the site shall be developed and operated consistent with Village Code.
8. That the petitioner record a cross-access easement to provide for vehicular access to the property east and west of the subject property.

SECTION 3 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 3rd day of April, 2003.

First reading waived by action of the Board of Trustees this ____ day of _____, 2003.

Passed on second reading this 17th day of April, 2003.

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

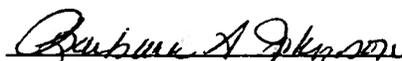
Nays: None

Absent: None

Approved this 17th day of April, 2003.


William J. Mueller, Village President

ATTEST:


Barbara A. Johnson, Deputy Village Clerk