



J.P. "RICK" CARNEY
DUPAGE COUNTY RECORDER
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OTHER 06-05-421-002
005 PAGES R2001-058844

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ORDINANCE 4937

**AMENDING ORDINANCES 3990 AND 3991 AND
GRANTING VARIATIONS TO THE LOMBARD ZONING
ORDINANCE**

**600 E. St. Charles Road
Lombard, Illinois**

Parcel Number: 06-05-421-002

Return To:

**Village of Lombard
Department of Community Development
255 E. Wilson Avenue
Lombard, IL 60148**

ORDINANCE NO. 4937

AN ORDINANCE AMENDING ORDINANCES 3990 AND 3991 AND GRANTING VARIATIONS PURSUANT TO TITLE 15, CHAPTER 155, SECTION 205.A.3 OF THE LOMBARD ZONING ORDINANCE

(PC 01-04: 600 East St. Charles Road, Lombard, Illinois)
(Matthies Landscaping)

(Also see PC 95-08 Ordinance Nos. 3990, 3991)

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 I Limited Industrial District; and,

WHEREAS, on March 16, 1995, the President and Board of Trustees adopted Ordinance 3990, granting conditional use approval for the construction of a landscape contractor's equipment and material storage yard, and Ordinance 3991, granting variation approval to provide for the construction of a principal building ten (10) feet from the front property line on the property described in Section 4 below; and,

WHEREAS, an application has been filed requesting an amendment to condition 4 of said Ordinances to allow a variation for outside storage in the side yard, and,

WHEREAS, the aforementioned application also request variations to allow for an increase in the permitted fence height in the required front or corner side yard fromn four feet (4') to eight feet (8') in height, and a reduction in the required clear line of sight area requirements to allow for a solid fence of up to eight feet (8') in height, where maximum two foot (2') open fence is permitted; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on February 19, 2001, 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 amendment and variations 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;

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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 Section 3 of Ordinance 3990 condition number 4 is hereby amended to allow for outside storage of materials, pursuant to the petitioner's submitted site plan received January 24, 2001, and made a part of this petition.

SECTION 2: That Section 3 of Ordinance 3991 condition number 4 is hereby amended to allow for outside storage of materials, pursuant to the petitioner's submitted site plan received January 24, 2001, and made a part of this petition.

SECTION 3: That a variation be and is hereby granted from Section 155.205(A)(3)(c)(2) of the Lombard Zoning Ordinance to allow for an increase in fence height in the front yard or corner side yard from four feet (4') to eight feet (8') in height.

SECTION 4: That a variation be and hereby granted from Section 155.205(A)(3)(e) of the Lombard Zoning Ordinance to allow for a reduction in the clear line of sight area requirements to allow for a solid fence up to eight feet (8') in height, where two feet (2') is permitted.

SECTION 5: That this ordinance is limited and restricted to the property generally located at 600 E. St. Charles Road, Lombard, Illinois, and legally described as follows:

LOT 1 IN B.D. KRAMER'S RESUBDIVISION OF ALL OF BLOCK 1 AND LOTS 1 THRU 10, INCLUSIVE, IN BLOCK 3, AND HERETOFORE VACATED CIRCLE AVENUE LYING BETWEEN BLOCKS 1 AND 3 IN SUNNYSIDE ADDITION TO LOMBARD, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID B.D. KRAMER'S RESUBDIVISION RECORDED AUGUST 20, 1973 AS DOCUMENT NUMBER R73-52562, ALL IN DUPAGE COUNTY, ILLINOIS.

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SECTION 6: That the Ordinance amendment and variations set forth in Sections 1 through 4 shall be granted subject to compliance with the following conditions:

1. The petitioner must keep all outside materials in bins to prevent erosion due to the proximity of the catch basin.
2. All fencing shall meet the approval of the Director of Community Development.

SECTION 7: 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 _____, 2001.

First reading waived by action of the Board of Trustees this 1st day of March, 2001.


Passed on second reading this 1st day of March, 2001.

Ayes: Trustees Tross, Schaffer, Sebby, Florey, Kufrin, Jr.

Nayes: None

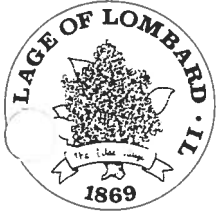
Absent: Trustee Borgatell

Approved this 1st day of March, 2001.


William J. Mueller, Village President

ATTEST:


Lorraine G. Gerhardt, Village Clerk



I, **Lorraine G. Gerhardt**, hereby certify that I am the duly qualified Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

I further certify that attached hereto is a true
and correct copy of ORDINANCE 4937
AMENDING ORDINANCES 3990 AND 3991 AND
GRANTING VARIATIONS PURSUANT TO TITLE 15,
CHAPTER 155 SECTION 205.A.3 OF THE LOMBARD
ZONING ORDINANCE FOR 600 E. ST. CHARLES ROAD
PARCEL NUMBER 06-05-421-002
SEE ALSO ORDINANCES 3990 AND 3991

of the said Village as it appears from the official records
of said Village duly passed on March 1, 2001.

In Witness Whereof, I have hereunto affixed my official signature and
the Corporate Seal of said **Village of Lombard**, Du Page County,
Illinois this 2nd day of April, 2001.



Lorraine G. Gerhardt
Lorraine G. Gerhardt
Village Clerk
Village of Lombard
DuPage County, Illinois