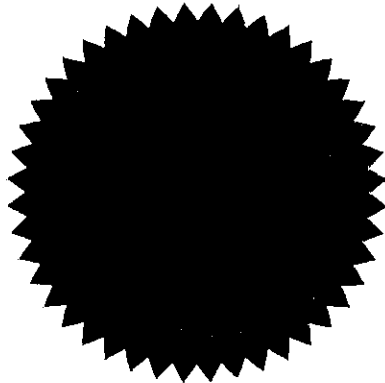


ORDINANCE 4483

PAMPHLET

FRONT OF PAMPHLET

GRANTING A CONDITIONAL USE FOR
OUTDOOR STORAGE AND AUTOMOBILE REPAIR
FOR 600-612 EAST WESTERN AVENUE



PUBLISHED IN PAMPHLET FORM THIS 1ST DAY OF JULY, 1998.
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,
DUPAGE COUNTY, ILLINOIS.

Lorraine G. Gerhardt
Lorraine G. Gerhardt
Village Clerk

ORDINANCE NO. 4483

**AN ORDINANCE GRANTING A CONDITIONAL USE PURSUANT TO
TITLE 15, CHAPTER 155, SECTION 417 OF THE
LOMBARD ZONING ORDINANCE**

(PC 98-10: 600-612 E. Western Avenue)

(Also see Ordinance No.(s) _____)

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, an application has been filed requesting approval of a Conditional Use to provide for 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 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 417 of the Village of Lombard Zoning Ordinance so as to allow said property to be used for conditional use approval for automobile repair and outside storage of motor vehicles and

variations to the Zoning Ordinance to eliminate perimeter landscaping and parking lot landscaping areas not represented as such pursuant to the plan and conditions hereby referred to as a part of this ordinance.

SECTION 2: That this ordinance is limited and restricted to the property generally located at 600-612 E. Western Avenue, Lombard, Illinois and legally described as follows:

LOT 2 AND THE SOUTHWEST 45 FEET AS MEASURED ON THE NORTHWEST AND SOUTHEAST LINES, OF LOT 3, IN THE B.D. KRAMER RESUBDIVISION OF ALL OF BLOCK 1, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10 IN BLOCK 3, AND THERETOFORE VACATED CIRCLE AVENUE, LYING BETWEEN BLOCKS 1 AND 3 IN SUNNYSIDE ADDITION TO LOMBARD, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 20, 1973 AS DOCUMENT NUMBER R73-52562, IN DUPAGE COUNTY, ILLINOIS.

PIN NO: 06-05-421-007

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

1. That the site be developed in substantial compliance with the site plan as drawn by Modern Project Management, dated April 14, 1998, a copy of which is attached hereto as Exhibit A and made part hereof.
2. Landscaping shall be provided in substantial compliance with Exhibit A and the rendering dated June 4, 1998, a copy of which is attached hereto as Exhibit B and made part hereof.
3. The lighting plan shall be in accordance with Village code.
4. The Village's right-of-way shall be restored, at the petitioner's expense, to include the following improvements:
 - a. parkway trees shall be installed every forty feet (40'),
 - b. damaged curbing along the frontage of the property shall be replaced,
 - c. sod shall be installed in the parkway,

- d. a sidewalk meeting Village design standards shall be built along the right-of-way adjacent to the property.
5. Detention shall be provided pursuant to Village code. A stormwater management report shall be provided.
6. No variations to the Village's design standards shall be approved.
7. All necessary Village permits shall be obtained and all improvements shall be in compliance to all Village codes and regulations.
8. An eight foot (8') tall board on board fence shall be installed along the north property boundary. Also, at the request/option of the adjacent property owners, an extension of the eight foot (8') board on board fence shall be installed along the east and west boundary pursuant to Village Code. All dumpsters shall be enclosed with compatible board on board screening.
9. All on-site parking shall be in substantial compliance with Exhibit A, subject to providing handicapped parking spaces in compliance with applicable Village codes.
10. The Ryder Truck facility's conditional use is approved for 612 Western Avenue and comprises the eastern parking lot and approximately 8,500 square feet of the structure.
11. The petitioner may be granted occupancy prior to the required improvements being made to the property subject to a performance guarantee being given to the Village of Lombard for the engineer's estimate of the value of the improvements. All improvements shall be completed within 180 days of the date of this Ordinance.
12. The building shall be stained to match the abutting property to the west.
13. No trucks with engines idling shall be allowed on the subject property, outside of the building located thereon, between the hours of 10:00 p.m. and 7:00 a.m.

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.

Ordinance No. 4483
Re: PC 98-10
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Passed on first reading this _____ day of _____, 1998.

First reading waived by action of the Board of Trustees this 4th day of June, 1998.


Passed on second reading this 4th day of June, 1998.

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

Nayes: None

Absent: Trustee Gatz

Approved this 4th day of June, 1998.


William J. Mueller, Village President

ATTEST:


Lorraine G. Gerhardt, Village Clerk

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