

J.P. "RICK" CARNEY

DUPAGE COUNTY RECORDER

MAY 10, 2002

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06-05-423-013

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R2002-126238

ORDINANCE #5100

**ORDINANCE GRANTING A CONDITIONAL USE
PURSUANT TO TITLE 15,
CHAPTER 155, SECTION 405 (C)**

**Address: 555 E. St. Charles Road,
Lombard, Illinois**

PIN: 06-05-423-013

Return To:

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

ORDINANCE NO. 5100

**AN ORDINANCE GRANTING A CONDITIONAL USE PURSUANT TO
TITLE 15, CHAPTER 155, SECTION 405(C) OF THE
LOMBARD ZONING ORDINANCE
WITH VARIATIONS TO LANDSCAPING**

(PC 02-11: 555 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 been filed requesting approval of a Conditional Use to provide for an automobile repair use described in Section 4 below; and,

WHEREAS, said application also requests approval of a variation from Section 155.706 (C) to allow for an exemption from the perimeter parking lot landscaping requirements, and a variation from Section 155.709 (B) to allow for an exemption from the perimeter lot landscaping requirements; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on March 18, 2002 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 4 below and pursuant to Title 15, Chapter 155, Section 405 (C) of the Village of Lombard Zoning Ordinance so as to allow said property to be used for an automobile repair use.

SECTION 2: That a variation is hereby granted from Section 155.706 (C) to allow for an exemption from the perimeter parking lot landscaping requirements for the property described in Section 4 below.

SECTION 3: That a variation is hereby granted from Section 155.709 (B) to allow for an exemption from the perimeter lot landscaping requirements for the property described in Section 4 below.

SECTION 4: That this ordinance is limited and restricted to the property located at 555 East St. Charles Road, Lombard, Illinois and legally described as follows:

LOT 1 (EXCEPT THE EAST 43.25 FEET MEASURED ON THE NORTH LINE AND THE EAST 39.37 FEET MEASURED ON THE SOUTH LINE THEREOF) IN OWEN'S SUBDIVISION, IN SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 1978 AS DOCUMENT NO. R78-25408, IN DUPAGE COUNTY, ILLINOIS; AND

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN OWEN'S SUBDIVISION; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 630.60 FEET, AND WHOSE CHORD BEARS SOUTH 83 DEGREES 14' 37" WEST, FOR A CHORD DISTANCE OF 66.74 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 2 DEGREES 45' 9" WEST, A DISTANCE OF 20.80 FEET; THENCE NORTH 83 DEGREES 59' 12" WEST, A DISTANCE OF 63.10 FEET TO A POINT ON THE SOUTHERLY LINE OF ST. CHARLES ROAD; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 630.60 FEET, AND WHOSE CHORD BEARS NORTH 77 DEGREES 28' 05" EAST FOR A CHORD DISTANCE OF 65.30 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Parcel No. 06-05-423-013

SECTION 5: This ordinance shall be granted subject to compliance with the following condition(s):

1. That the petitioner shall develop the site essentially in accordance with the site plan made a part of this request.
2. That the petitioner shall apply for and receive a building permit for the proposed improvements.

SECTION 6: 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 4th day of April, 2002.

First reading waived by action of the Board of Trustees this _____ day of _____, 2002.

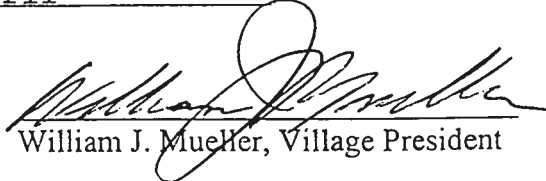
Passed on second reading this 18th day of April, 2002.

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

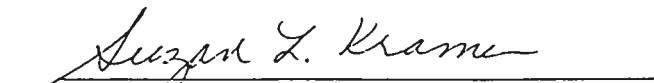
Nays: None

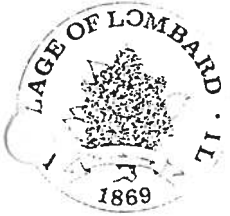
Absent: Trustee Söderstrom

Approved this 18th day of April, 2002.


William J. Mueller, Village President

ATTEST:


Suzan L. Kramer, Village Clerk



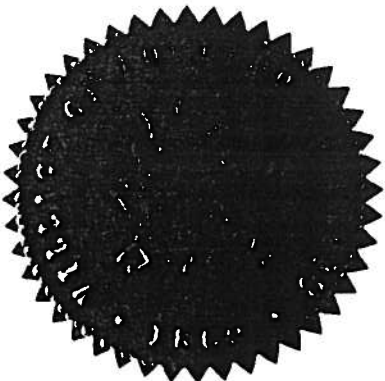
I, **Suzan L. Kramer**, hereby certify that I am the duly qualified Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Village Clerk, I maintain and am safekeeper of the records and files of the President and Board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

I further certify that attached hereto is a true and correct copy of ORDINANCE 5100

AN ORDINANCE GRANTING A CONDITIONAL USE PURSUANT TO TITLE 15, CHAPTER 155, SECTION 405 (C) OF THE LOMBARD ZONING ORDINANCE WITH VARIATIONS TO LANDSCAPING, 555 E. ST. CHARLES ROAD

of the said Village as it appears from the official records of said Village duly passed on April 18, 2002.

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 May, 2002.



Suzan L. Kramer
Suzan L. Kramer
Village Clerk
Village of Lombard
DuPage County, Illinois