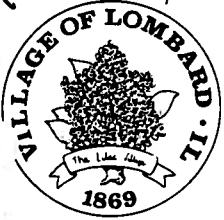


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FRED BUCHOLZ
DUPAGE COUNTY RECORDER
MAR.30,2005 11:28 AM
OTHER 06-18-203-032
005 PAGES R2005-064513

ORDINANCE 5594

**GRANTING AN AMENDMENT TO ORDINANCE 4021 FOR
THE EXPANSION OF A CONDITIONAL USE IN THE B2
GENERAL NEIGHBORHOOD SHOPPING DISTRICT**

PIN: 06-18-203-032

Common Address: 610 S. Main Street, Lombard, IL

Return To:

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

ORDINANCE NO. 5594

**AN ORDINANCE GRANTING
AN AMENDMENT TO ORDINANCE 4021
FOR THE EXPANSION OF A CONDITIONAL USE IN THE B2 GENERAL
NEIGHBORHOOD SHOPPING DISTRICT**

(PC 04-35; 610 S. Main Street)

(See also Ordinance 4021)

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 B2 General Neighborhood Shopping District; and,

WHEREAS, companion Ordinance 4021 granted approval for the expansion of a conditional use; and

WHEREAS, said application requests an amendment to Ordinance 4021 to include the addition of one fuel dispenser on the subject property; and

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on November 15, 2004 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 expansion of the conditional use, subject to the conditions outlined in Section 2 below; 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.

Ordinance No. 5594
Re: PC 04-35
Page 2

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 the ordinance is limited and restricted to the property generally located at 610 S. Main Street, Lombard, Illinois, and legally described as follows:

LOT 1 IN BLOCK 1 IN GREEN VALLEY, A SUBDIVISION IN SECTIONS 7 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 25, 1944, IN BOOK 25 OF PLATS AS DOCUMENT NUMBER 465288, AND THAT PART OF MADISON STREET AS VACATED BY DOCUMENT R70-6437, IN THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

Parcel No. 06-18-203-032

SECTION 2: That an amendment to Ordinance 4021 to include the addition of one fuel dispenser be hereby granted for the Subject Property, subject to compliance with the following conditions:

1. The property shall be developed in substantial compliance with the site plans and building elevations prepared by Petroleum Equipment General Contractors, dated October 11, 2004.
2. The petitioner shall meet all codes and ordinances of the Village of Lombard.
3. That the petitioner shall submit a landscape plan which increases the amount of perimeter parking lot landscaping and right of way landscaping on the subject property, with said plan being subject to the approval of the Department of Community Development.
4. That the petitioner shall keep and maintain a solid fence of at least six (6) feet in height along the southern and western property lines in conformance with Village Code.
5. That fuel truck unloading shall not occur on the subject property between 7:00 p.m. and 7:00 a.m.

Ordinance No. 5594

Re: PC 04-35

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6. That the petitioner will secure a permanent wall sign consisting of appropriate materials and construction as defined by Village Code for the automotive repair business.

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 _____ day of _____, 2004.

First reading waived by action of the Board of Trustees this 2nd day of December, 2004.


Passed on second reading this 2nd day of December, 2004.

Ayes: Trustees Williams, Tross, Koenig, Sebby, Florey and Soderstrom

Nays: None

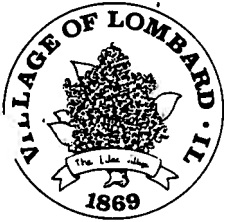
Absent: None

Approved this 2nd, day of December, 2004.


William J. Mueller, Village President

ATTEST:


Barbara A. Johnson, Deputy Village Clerk

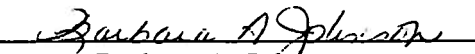


I, **Barbara A. Johnson**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Village Clerk, I maintain and am safekeeper of the records and files of the President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

I further certify that attached hereto is a true and correct copy of ORDINANCE 5594
AN ORDINANCE GRANTING AN AMENDMENT
TO ORDINANCE 4021 FOR THE EXPANSION OF A
CONDITIONAL USE IN THE B2 GENERAL
NEIGHBORHOOD SHOPPING DISTRICT, FOR THE
PROPERTY LOCATED AT 610 S. MAIN STREET,
LOMBARD, DUPAGE COUNTY, ILLINOIS
of the said Village as it appears from the official records of said Village duly passed on December 2, 2004.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 22nd day of February, 2005.




Barbara A. Johnson
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois