

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
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OTHER 03-31-403-016
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ORDINANCE 6207

**GRANTING CONDITIONAL USES PURSUANT TO TITLE 15,
CHAPTER 155, SECTION 155.420 (C) OF THE LOMBARD
ZONING ORDINANCE**

Address: 951 N. Ridge, Lombard, Illinois

PIN: 03-31-403-016

Return To:

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

ORDINANCE NO. 6207

**AN ORDINANCE GRANTING A CONDITIONAL USES
PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.420 (C)
OF THE LOMBARD ZONING ORDINANCE**

(PC 08-16; 951 N. Ridge Ave.)

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 as defined below is zoned I Limited Industrial District; and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Title 15, Chapter 155, Section 420 (C) of the Lombard Village Code to provide for a Landscape Contractor's Storage Yard; and

WHEREAS, said application also requests approval of a conditional use pursuant to Title 15, Chapter 155, Section 420 (C) of the Lombard Village Code to provide for the construction of accessory structures (two above ground diesel fuel tanks) associated with a conditional use in the I Limited Industrial District; and

WHEREAS, a public hearing on the forgoing application were conducted by the Village of Lombard Plan Commission on May 19, 2008 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 uses described herein, subject to conditions; 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:

Ordinance No. 6207

Re: PC 08-10

Page 2

SECTION 1: That the following conditional uses, variations and deviations as set forth below are hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3:

- a. A conditional use, pursuant to Title 15, Chapter 155, Section 420 (C) (13) of the Lombard Village Code to provide for a Landscape Contractor's Storage Yard.
- b. A conditional use, pursuant to Title 15, Chapter 155, Section 420 (C) (39) of the Lombard Village Code to provide for the construction of accessory structures (two above ground diesel fuel tanks) associated with a conditional use.

SECTION 2: That this Ordinance is limited and restricted to the property located at 951 N. Ridge Ave., Lombard, Illinois and legally described as follows:

LOT 3 AND THE NORTH 73.28 FEET OF LOT 4 OF LOMBARD BUSINESS CENTER FIRST RESUBDIVISION OF LOT 1 IN LOMBARD BUSINESS CENTER UNIT FOUR, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED DECEMBER 22, 1977, AS DOCUMENT R77-118164, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 03-31-403-016; (the "Subject Property").

SECTION 3: The conditional use, as provided for in Sections 1 of this Ordinance shall be granted subject to compliance with the following conditions:

1. The subject property shall be developed and operated in conformance with the site plan prepared by Bruce Church, dated April 15, 2008.
2. The tanks shall meet the following provisions:
 - a. The tanks shall be double walled.
 - b. A Spill Prevention Control and Containment plan shall be provided to the Fire Marshall for review.

- c. The tanks shall be placed within a containment pad designed to retain twice the volume of the tanks.
 - d. The petitioner shall obtain permit for above ground storage from the Office of the State Fire Marshal.
 - e. The petitioner will need permits from the Village to install the tank(s) and any electrical work, etc.
 - f. The fuel tanks shall be exclusively used in conjunction with the business establishment located on the subject property and shall not be used for general fueling purposes.
3. All dumpsters or other outside waste containers associated with the business use shall be effectively screened per the provisions of Section 155.710 of the Zoning Ordinance. The petitioner shall apply for a permit for the fence and screening improvements.
 4. The petitioner shall create one additional Accessible Parking Space on the subject property. The Accessible Parking Space shall be located at close to the front entrance of the business as possible.
 5. The petitioner shall apply for a permit to pave the large gravel area located within the contractor's storage yard. The permit shall also address any requisite Stormwater detention requirements.

SECTION 4: This Ordinance, upon approval, shall be recorded by the Village with the Office of County Recorder.

SECTION 5: 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 5th day of June, 2008.

First reading waived by action of the Board of Trustees this ____ day of _____, 2008.

Ordinance No. 6207
Re: PC 08-10
Page 4

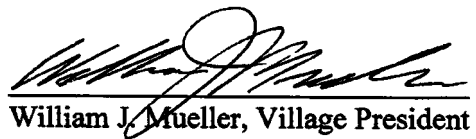
Passed on second reading this 19th day of June, 2008, pursuant to a roll call vote as follows:

AYES: Trustees Gron, Tross, O'Brien, Moreau, Fitzpatrick & Soderstrom

NAYS: None

ABSENT: None

APPROVED by me this 19th day of June, 2008.


William J. Mueller, Village President

ATTEST:


Brigitte O'Brien, Village Clerk

Published by me in pamphlet form this 24th day of June, 2008.


Brigitte O'Brien, Village



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 Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

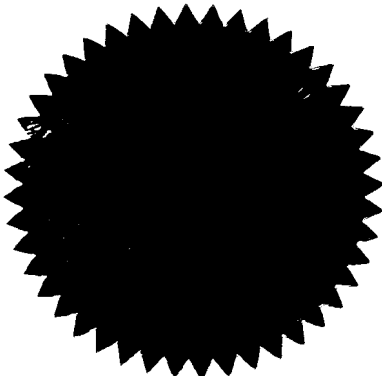
I further certify that attached hereto is a
copy of ORDINANCE 6207
GRANTING CONDITIONAL USES PURSUANT TO
TITLE 15, CHAPTER 155, SECTION 155.420 (C) OF
THE LOMBARD ZONING ORDINANCE

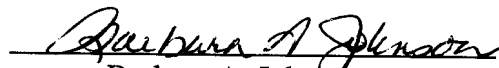
PIN: 03-31-403-016

ADDRESS: 951 N. RIDGE AVENUE
LOMBARD, IL

of the said Village as it appears from the official records of said Village duly approved this 19th day of June, 2008.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 10th day of July, 2008.





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