



**FRED BUCHOLZ**  
DUPAGE COUNTY RECORDER  
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OTHER 06-08-317-022  
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## ORDINANCE 6239

### GRANTING A CONDITIONAL USE PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.414 (C) OF THE LOMBARD ZONING ORDINANCE

**Address: 591 S. Main Street, Lombard, IL**

**PIN: 06-08-317-022 and 06-08-317-016**

**Return To:**

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

**ORDINANCE NO. 6239**

**AN ORDINANCE GRANTING A CONDITIONAL USE  
PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.414 (C)  
OF THE LOMBARD ZONING ORDINANCE**

(PC 08-27; 591 S. Main Street)

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 B2 General Neighborhood Shopping District; and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Title 15, Chapter 155, Section 414 (C) of the Lombard Village Code to provide for Automobile Repair; and

WHEREAS, a public hearings on the forgoing application were conducted by the Village of Lombard Plan Commission on September 15, 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 use 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:

SECTION 1: That a conditional use is hereby granted for the Subject Property, as described in Section 2 below, pursuant to Title 15, Chapter 155, Section 414 (C) of the Lombard Village Code to provide for Automobile Repair , subject to the conditions set forth in Section 3 below.

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SECTION 2: That this Ordinance is limited and restricted to the property located at 591 S. Main Street, Lombard, Illinois and legally described as follows:

PARCEL 1: PART OF LOT 48 IN MORNINGSIDE PARK SUBDIVISION IN THE SOUTH WEST  $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SOUTH MAIN STREET WITH THE NORTH LINE OF EAST MADISON STREET; THENCE NORTHERLY ALONG THE EAST LINE OF SOUTH MAIN STREET, 104.7 FEET; THENCE EASTERLY AND PARALLEL WITH THE EAST MADISON STREET 90 FEET; THENCE SOUTHERLY AND PARALLEL WITH SOUTH MAIN STREET, 104.70 FEET TO THE NORTHERLY LINE OF EAST MADISON STREET; THENCE WESTERLY ALONG THE NORTHERLY LINE OF EAST MADISON STREET 90 FEET TO THE PLACE OF BEGINNING. (EXCEPT FOR THE FOLLOWING DESCRIBED TRACT, AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 48 OF MORNINGSIDE PARK SUBDIVISION, THENCE EAST 10.0 FEET ALONG THE SOUTH LINE OF LOT 48; THENCE NORTH AT AN ANGLE OF 63.0 DEGREES WEST, A DISTANCE OF 22.23 FEET TO THE WEST LINE OF LOT 48; THENCE SOUTH ALONG THE WEST LINE OF LOT 48 A DISTANCE OF 20.0 FEET, TO THE POINT OF BEGINNING.)

PARCEL 2: PART OF LOT 48 IN MORNINGSIDE PARK SUBDIVISION IN THE SOUTH WEST  $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SOUTH MAIN STREET WITH THE NORTHERLY LINE OF EAST MADISON STREET; THENCE EASTERLY ALONG THE NORTHERLY LINE OF EAST MADISON STREET, 90 FEET TO THE POINT OF BEGINNING; THENCE NORTHERLY AND PARALLEL WITH SOUTH MAIN STREET, 104.7 FEET; THENCE EASTERLY AND PARALLEL WITH THE EAST MADISON STREET 85 FEET; THENCE SOUTHERLY AND PARALLEL WITH SOUTH MAIN STREET, 104.7 FEET TO THE NORTHERLY LINE OF EAST MADISON STREET; THENCE WESTERLY ALONG THE NORTHERLY LINE OF EAST MADISON STREET, 85 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

Parcel Numbers: 06-08-317-022, 06-08-317-016; (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 site and landscape improvement plan including striping for parking shall be reviewed and approved by the Director of Planning (said plan was approved August 9, 1995) prior to the issuance of the permit to remove said fuel tanks.
2. The existing gas price sign and pole shall be removed concurrent with the relocation of the existing free standing identification sign.
3. Curbing per ordinance shall be provided between landscaped and paved areas.
4. A solid wood six (6) foot fence shall be installed along the north and east property lines subject to the review and approval of the Director of Planning.
5. A screened trash receptacle shall be maintained subject to the review and approval of the Director of Planning.
6. No outside storage shall be permitted except the temporary (generally not to exceed three (3) days) vehicles awaiting repair. Three (3) vehicles owned by Carfano Meats (and/or its assigns) contracted to be serviced by "JoeShayne" which are currently parked on the premises as part of the business may be maintained.
7. Petitioner may remove fuel storage tanks.

**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 \_\_\_\_\_ day of \_\_\_\_\_, 2008.

First reading waived by action of the Board of Trustees this 2 day of October, 2008.

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Passed on second reading this 2 day of October, 2008, pursuant to a roll call vote as follows:

Ayes: Trustees Gron, Tross, O'Brien, Moreau, Fitzpatrick and Soderstrom

Nays: None

Absent: None

Approved by me this 2 day of October, 2008.

  
William J. Mueller, Village President

ATTEST:

  
Brigitte O'Brien, Village Clerk

Published in pamphlet from this 8 day of October, 2008.

  
Brigitte O'Brien, 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 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 6239

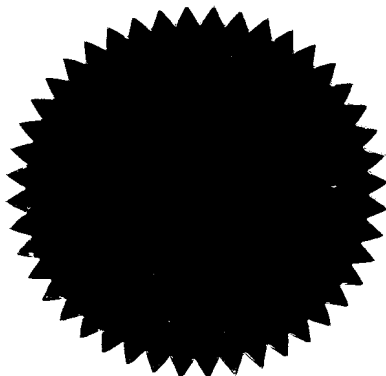
GRANTING A CONDITIONAL USE PURSUANT TO  
TITLE 15, CHAPTER 155, SECTION 155.414 (C) OF  
THE LOMBARD ZONING ORDINANCE

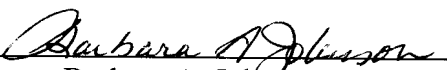
PIN: 06-08-317-022 AND 06-08-317-016

ADDRESS: 591 S. MAIN STREET, LOMBARD, IL

of the said Village as it appears from the official records of said Village duly approved this 2<sup>nd</sup> day of October, 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 27<sup>th</sup> day of October, 2008.



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