

**FRED BUCHOLZ**

DUPAGE COUNTY RECORDER

APR. 03, 2012

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OTHER

03-32-301-026

005 PAGES

R2012-042949

**ORDINANCE 6687**

**GRANTING A CONDITIONAL USE PURSUANT TO  
TITLE 15, CHAPTER 155, SECTION 155.420(C)(30) OF  
THE LOMBARD ZONING ORDINANCE FOR A PLANNED  
DEVELOPMENT, A DEVIATION FROM SECTION 155.420(G)  
PROVIDING FOR AN INCREASE IN THE MAXIMUM  
BUILDING HEIGHT, A VARIATION FROM SECTION  
155.420(L)(2) TO ALLOW A STORAGE YARD TO BE  
SCREENED BY A CHAIN LINK FENCE AND A VARIATION  
FROM SECTION 155.709(B) TO WAIVE PERIMETER LOT  
LANDSCAPING REQUIREMENTS**

**Address: 1135 N. Garfield St, Lombard, IL 60148**

**PIN: 03-32-301-026**

**Return To:  
Village of Lombard  
255 E. Wilson Avenue  
Lombard, IL 60148**

**ORDINANCE NO. 6687**

**AN ORDINANCE GRANTING A CONDITIONAL USE PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.420 (C)(30) OF THE LOMBARD ZONING ORDINANCE, FOR A PLANNED DEVELOPMENT, A DEVIATION FROM SECTION 155.420 (G) PROVIDING FOR AN INCREASE IN THE MAXIMUM BUILDING HEIGHT, A VARIATION FROM SECTION 155.420(L)(2) TO ALLOW A STORAGE YARD TO BE SCREENED BY A CHAIN LINK FENCE AND A VARIATION FROM SECTION 155.709(B) TO WAIVE PERIMETER LOT LANDSCAPING REQUIREMENTS**

(PC 12-07: 1135 N. Garfield Street (Public Works Salt Dome & Operations Building))

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)(30) of the Lombard Village Code to establish the subject property as a planned development; a deviation from Section 155.420(G) to allow for a building height of up to sixty-five feet (65') for a salt dome, where a maximum of forty-five feet (45') is permitted; a variation from Section 155.420(L)(2) to allow for a storage yard to be screened by a chain link fence where a solid wall or fence is required; a variation from Section 155.709(B) to waive the perimeter lot landscaping requirements; and

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on February 20, 2012 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 and subsequent deviation and variations described herein, subject to three 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 property described in Section 5 below pursuant to Title 15, Chapter 155, Section 420 (C)(30) of the Lombard Village Code to establish the subject property as a planned development;

SECTION 2: That a deviation is hereby granted for the property described in Section 5 below pursuant to Title 15, Section 155.420(G) to allow for a building height of up to sixty-five feet (65') for a salt dome, where a maximum of forty-five feet (45') is permitted;

SECTION 3: That a variation is hereby granted for the property described in Section 5 below pursuant to Title 15, Section 155.420(L)(2) to allow for a storage yard to be screened by a chain link fence where a solid wall or fence is required; and

SECTION 4: That a variation is hereby granted for the property described in Section 5 below pursuant to Title 15, Section 155.709(B) to waive the perimeter lot landscaping requirements.

SECTION 5: That this Ordinance is limited and restricted to the property located at 1135 N. Garfield Street, Lombard, Illinois and legally described as follows:

LOT 3 IN THE LOMBARD BUSINESS PARK SUBDIVISION, BEING A SUBDIVISION IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1989 AS DOCUMENT NO. R89-90960, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 03-32-301-026; (the "Subject Property").

SECTION 6: The conditional use, as provided for in Section 1 of this Ordinance shall be granted subject to compliance with the following conditions:

1. The approval shall be subject to compliance with the submitted site plans prepared by Christopher Burke Engineering, dated January 13, 2012 and made a part of the petition.

2. The proposed development shall meet all federal, county and local stormwater drainage requirements.
3. Site Plan Approval authority shall be herein granted to the Plan Commission.

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.

Passed on first reading this \_\_\_\_ day of \_\_\_\_\_, 2012.

First reading waived by action of the Board of Trustees this 1<sup>st</sup> day of March, 2012.

Passed on second reading this 1st day of March, 2012, pursuant to a roll call vote as follows:

Ayes: Trustees Gron, Giagnorio, Wilson, Breen, Fitzpatrick & Ware

Nays: None

Absent: None

Approved this 1<sup>st</sup> day of March, 2012.

  
William J. Mueller, Village President

ATTEST:

  
Brigitte O'Brien, Village Clerk

Published by me in pamphlet from this 2<sup>nd</sup> day of March, 2012.

  
Brigitte O'Brien, Village Clerk



I, **Denise R. Kalke**, 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 6687

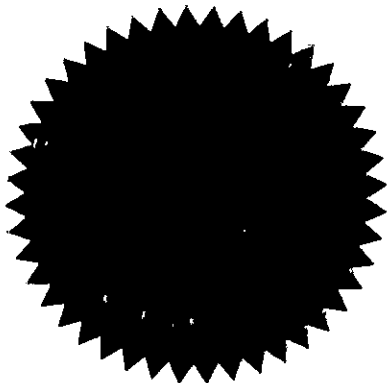
GRANTING A CONDITIONAL USE PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.420(C)(30) OF THE LOMBARD ZONING ORDINANCE FOR A PLANNED DEVELOPMENT, A DEVIATION FROM SECTION 155.420(G) PROVIDING FOR AN INCREASE IN THE MAXIMUM BUILDING HEIGHT, A VARIATION FROM SECTION 155.420(L)(2) TO ALLOW A STORAGE YARD TO BE SCREENED BY A CHAIN LINK FENCE AND A VARIATION FROM SECTION 155.709(B) TO WAIVE PERIMETER LOT LANDSCAPING REQUIREMENTS

PIN : 03-32-301-026

ADDRESS: 1135 N. Garfield Street, Lombard IL 60148

of the said Village as it appears from the official records of said Village duly approved this 1st day of March, 2012.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 7<sup>th</sup> day of March, 2012.



Denise R. Kalke  
Deputy Village Clerk  
Village of Lombard  
DuPage County, Illinois