

**FRED BUCHOLZ**  
DUPAGE COUNTY RECORDER  
APR. 03, 2012 12:30 PM  
OTHER 03-31-401-062  
005 PAGES R2012-042948

**ORDINANCE 6682**

**GRANTING A CONDITIONAL USE PURSUANT TO  
TITLE 15, CHAPTER 155, SECTION 155.420(C)(16) OF  
THE LOMBARD ZONING ORDINANCE**

**Address: 844 N. Ridge Ave., Lombard, IL 60148**

**PIN: 03-31-401-062**

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

**ORDINANCE NO. 6682**

**AN ORDINANCE GRANTING A CONDITIONAL USE  
PURSUANT TO TITLE 15, CHAPTER 155, SECTION  
155.420(C)(16) OF THE LOMBARD ZONING ORDINANCE**

**(PC 12-03; 844 N. Ridge Ave. (Flesk Brewing Co. LLC))**

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 conditional use pursuant to Section 155.420(16) of the Lombard Zoning Ordinance to allow food manufacturing, packaging, and processing; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on January 23, 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 zoning actions described herein, subject to conditions; and,

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions 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 the following conditional uses 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:

Ordinance No. 6682  
Re: PC 12-03  
Page 2

Grant a conditional use pursuant to Section 155.420(16) of the Lombard Zoning Ordinance to allow food manufacturing, packaging, and processing in the I – Limited Industrial District.

SECTION 2: That this Ordinance is limited and restricted to the properties located at 844 N. Ridge Avenue, Lombard, Illinois and legally described as follows:

THE NORTH 46.05 FEET OF LOT 3 AND ALL OF LOT 2 IN LOMBARD BUSINESS CENTER THIRD RESUBDIVISION OF LOTS 1 AND 2 IN LOMBARD BUSINESS CENTER UNIT THREE, 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 JUNE 1, 1978 AS DOCUMENT R78-47483, ALL IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 03-31-401-062; (the “Subject Property”).

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. The dumpster shall be screened per the provisions of Section 155.710 of the Zoning Ordinance. The petitioner or property owner shall apply for a permit for the fence and screening improvements.
2. The wood pile on the southwest corner of the subject property, and any other loose debris, shall be removed from the property.
3. Any waste, which is a by-product of the brewing process, shall be stored within the confines of the building until it can be properly disposed of.

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.

Ordinance No. 6682  
Re: PC 12-03  
Page 3

Passed on first reading this 2<sup>nd</sup> day of February, 2012.

First reading waived by action of the Board of Trustees this \_\_\_ day of \_\_\_\_\_,  
2012.

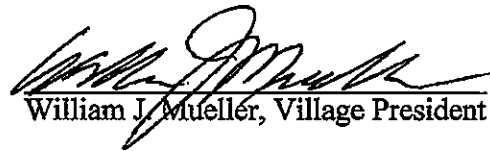
Passed on second reading this 16<sup>th</sup> day of February, 2012.

Ayes: Trustees Gron, Giagnorio, Wilson, Breen, and Fitzpatrick

Nays: None

Absent: Trustee Ware

Approved this 16<sup>th</sup> day of February, 2012

  
William J. Mueller, Village President

  
Brigitte O'Brien, Village Clerk

Published By me in pamphlet form this 17<sup>th</sup> day of February, 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 6682

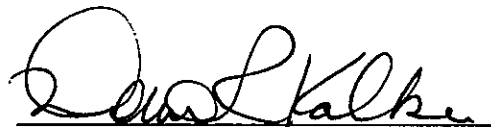
GRANTING A CONDITIONAL USE PURSUANT TO TITLE  
15, CHAPTER 155, SECTION 155.420(C)(16) OF THE  
LOMBARD ZONING ORDINANCE

PIN : 03-31-401-062

ADDRESS: 844 N. Ridge Ave., Lombard IL 60148

of the said Village as it appears from the official  
records of said Village duly approved this 16<sup>th</sup>  
day of February, 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

