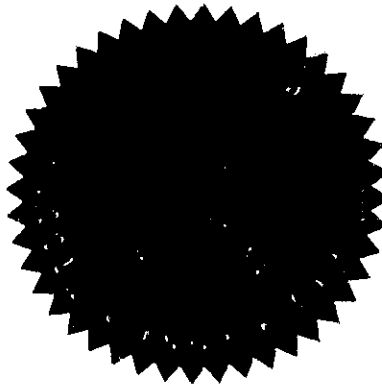


ORDINANCE 4853

PAMPHLET

FRONT OF PAMPHLET

AN ORDINANCE GRANTING A CONDITIONAL USE
PURSUANT TO TITLE 15, CHAPTER 155,
SECTION 415 OF THE LOMBARD ZONING
ORDINANCE



PUBLISHED IN PAMPHLET FORM THIS 21ST DAY OF AUGUST, 2000 .
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,
DUPAGE COUNTY, ILLINOIS.


Lorraine G. Gerhardt
Village Clerk

ORDINANCE NO. 4853

**AN ORDINANCE GRANTING A CONDITIONAL USE PURSUANT TO
TITLE 15, CHAPTER 155, SECTION 415 OF THE
LOMBARD ZONING ORDINANCE**

(PC 00-32: 1125 St. Charles Road, Lombard, IL)

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 B4 Corridor Commercial Shopping District; and,

WHEREAS, an application has been filed requesting approval of a Conditional Use to provide for photographic processing business without a retail component on the property described in Section 2 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on July 17, 2000 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; 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 2 below and pursuant to Title 15, Chapter 155, Section 415 (C) of

the Village of Lombard Zoning Ordinance so as to allow said property to be used for photographic processing;

SECTION 2: That this ordinance is limited and restricted to the property generally located at 1125 E. St. Charles Road Lombard, Illinois and legally described as follows.

PARCEL 1: LOT 1 (EXCEPT THE NORTH 3 FEET OF THE WEST 3 FEET OF THE EAST 15.40 FEET THEREOF) IN VANDEKIEFT'S SECOND ASSESSMENT PLAT OF THE EAST 410 FEET OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 9, LYING NORTH OF THE RIGHT OF WAY OF THE CHICAGO GREAT WESTERN RAILWAY AND LOT "A" IN VANDEKIEFT'S ASSESSMENT PLAT OF PART OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 9, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID VANDEKIEFT'S SECOND ASSESSMENT PLAT RECORDED JULY 30, 1962 AS DOCUMENT R62-25403, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AS FOLLOWS: ON THE NORTHERLY SIDE BY A LINE PARALLEL WITH AND DISTANT 50 FEET NORTHERLY MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACT OF THE MINNESOTA AND NORTHWESTERN RAILROAD COMPANY (LATER THE CHICAGO GREAT WESTERN RAILWAY COMPANY, NOW THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED ACROSS SAID SECTION 9, SAID PARALLEL LINE BEING ALSO THE SOUTHERLY LINE OF VANDEKIEFT'S SECOND ASSESSMENT PLAT (PLAT DOC R62-25403); ON THE SOUTHERLY SIDE BY A LINE PARALLEL WITH AND DISTANT 25 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY (FORMERLY THE CHICAGO GREAT WESTERN RAILWAY COMPANY), AS SAID MAIN TRACK IS NOW LOCATED, AND ON THE EASTERLY AND WESTERLY SIDES BY THE SOUTHERLY EXTENSION OF THE EASTERLY AND

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WESTERLY LINES OF LOT 1 IN SAID VANDEKIEFT'S SECOND
ASSESSMENT PLAT.

Parcel No.: 06-09-102-024

SECTION 3: This ordinance shall be granted subject to compliance with
the following condition(s):

1. That this petition is subject to the adoption of PC 00-31.
2. The floor plan shall substantially comply with the submitted floor plan labeled existing floor plan.
3. The existing chain link fence shall be removed along the south property line and a solid or board-on-board fence six feet (6') in height shall be erected, per Code, along the south property line, and a portion of the east property line from the south property line to the building corner. The fence shall be approved by the Department of Community Development during the building permit process.
4. The parking lot should be resurfaced and restriped according to Village design specifications. The parking lot shall be designed to provide appropriate turning radii for trucks and the Villages fire truck, and the design shall be subject to approval by the Community Development Director.
5. Landscaping shall be installed between the sidewalk and the first parking space on the St. Charles Road frontage. A landscaped strip five (5) feet in width should be provided across the front footage of the parking lot planted with evergreen or dense deciduous shrubs. The west side of the parking lot perimeter shall be landscaped as per written proposal from the petitioner. Landscaping plan to be approved by the Community Development Director.

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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 _____, 2000.

First reading waived by action of the Board of Trustees this 17th day of August, 2000.


Passed on second reading this 17th day of August, 2000.

Ayes: Trustees Borgatell, Tross, Schaffer, Seby, Florey, Kuffrin Jr.

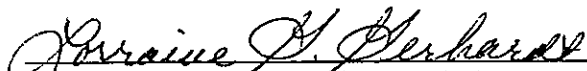
Nayes: None

Absent: None

Approved this 17th day of August, 2000.


William J. Mueller, Village President

ATTEST:


Lorraine G. Gerhardt, Village Clerk

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