

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
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OTHER 05-12-207-038
005 PAGES R2007-064117

ORDINANCE 5991

**GRANTING A CONDITIONAL USE PURSUANT TO TITLE
15, CHAPTER 155, SECTION 155.418 (C) OF THE
LOMBARD ZONING ORDINANCE**

PIN: 05-12-207-038 (the "Subject Property")

**Address: 700-710 W. Hill Avenue
(21W140 Hill Avenue), Lombard**

Return To:

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

ORDINANCE NO. 5991

**AN ORDINANCE GRANTING A CONDITIONAL USE
PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.418 (C)
OF THE LOMBARD ZONING ORDINANCE**

(PC 07-06: 700-710 W. Hill Avenue (21W140 Hill Avenue))

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 418 (C) of the Lombard Village Code to provide for an automobile repair establishment; and

WHEREAS, a public hearings on the forgoing application were conducted by the Village of Lombard Plan Commission on February 19, 2007 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 4 below, pursuant to Title 15, Chapter 155, Section 418 (C) of the Lombard Village Code to provide for an automobile repair establishment, subject to the conditions set forth in Section 3 below.

Ordinance No. 5991

Re: PC 07-06

Page 2

SECTION 2: That this Ordinance is limited and restricted to the property located at 700-710 W. Hill Avenue (21W140 Hill Avenue), Lombard, Illinois and legally described as follows:

LOT 2 IN VILLA PARK KITCHENS RESUBDIVISION OF PART OF LOT 11 IN THE ASSESSMENT DIVISION OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED AUGUST 11, 1972 AS DOCUMENT R72-47323, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 05-12-207-038; (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. That the petitioner shall satisfactorily address the comments included within the IDRC report.
2. That the subject property be modified to incorporate all of the parking lot improvements as depicted on the site plan prepared by the Village, attached as an exhibit and made a part of the recommendation of approval.
3. The petitioner shall store any vehicles kept overnight within the enclosed building. The outside storage of motor vehicles shall be prohibited.
4. That all vehicles on the subject property must be parked on asphalt or concrete surface in accordance with Title 15, Chapter 150, Section 150.301(B) of the Lombard Code of Ordinances.
5. That the property owner shall apply for and receive a building permit to install a fence no greater than four feet (4') in height along the eastern edge of the paved parking area. In the event that the property owner expands the parking lot to provide additional parking, said fence may be relocated at the discretion of the Director of Community Development.

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

Ordinance No. 5991
Re: PC 07-06
Page 3

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 _____, 2007.

First reading waived by action of the Board of Trustees this 1st day of March, 2007.

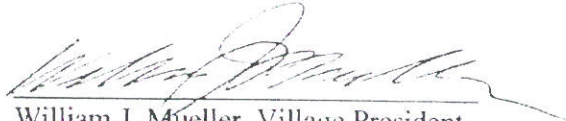
Passed on second reading this 1st day of March, 2007. pursuant to a roll call vote as follows:

Ayes: Trustees Gron, Tross, O'Brien, Sebby, Florey & Soderstrom _____

Nayes: None _____

Absent: None _____

Approved by me this 1st day of March, 2007.

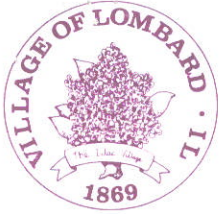

William J. Mueller, Village President

ATTEST:


Brigitte O'Brien, Village Clerk

Published in pamphlet from this 6th day of March, 2007.


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 5991
GRANTING A CONDITIONAL USE PURSUANT TO TITLE 15,
CHAPTER 155, SECTION 155.418 (C) OF THE LOMBARD
ZONING ORDINANCE
700-710 W. HILL AVENUE (21W140 HILL
AVENUE), LOMBARD
PIN: 05-12-207-038

of the said Village as it appears from the official records
of said Village duly approved March 1, 2007.

In Witness Whereof, I have hereunto affixed my official signature and
the Corporate Seal of said **Village of Lombard**, Du Page County,
Illinois this 21st day of March, 2007.





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