

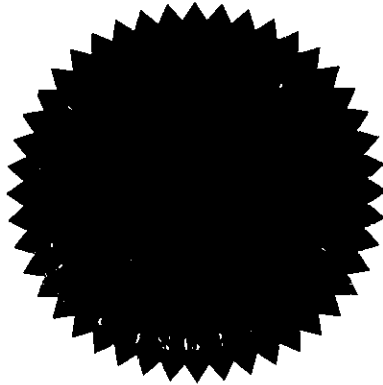
ORDINANCE 4907

PAMPHLET

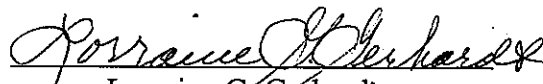
FRONT OF PAMPHLET

AN ORDINANCE GRANTING CONDITIONAL USE
MOTOR VEHICLE SALES AND OUTDOOR DISPLAY

404 E. NORTH AVENUE



PUBLISHED IN PAMPHLET FORM THIS 8th DAY OF DECEMBER, 2000
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,
DUPAGE COUNTY, ILLINOIS.


Lorraine G. Gerhardt
Village Clerk

ORDINANCE NO. 4907

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

(PC 00-46: 404 East North Avenue, 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 motor vehicle sales and for the outdoor display and sale of motor vehicles 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 October 16, 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 motor vehicle sales and the outdoor display and sale of motor vehicles;

SECTION 2: That this ordinance is limited and restricted to the property generally located at 404 East North Avenue, Lombard, Illinois and legally described as follows:

Lot 1 in Addison Investor's Subdivision of Lots 8, 9, and 10 in Block 15 in North Avenue Manor, being a subdivision of part of the South 1/2 of Section 32, Township 40 North, Range 11, East of the Third Principal Meridian, according to the plat said Addison Investor's Subdivision recorded November 3, 1969 as Document No. R69-47783 and Lots 5 through 7, both inclusive, in Block 15, of said North Avenue Manor, according to the Plat thereof recorded November 14, 1928 as Document 269443, and all that part of the South 1/2 of the vacated alley lying north of and adjacent to the above described property, all in DuPage County, IL.

Parcel No.: 03-32-414-022, 03-32-414-023, 03-32-414-015, 03-32-414-016, and 03-32-414-017

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

1. The petitioner shall submit for final approval a Plat of Consolidation to consolidate the four (4) lots and the vacated alley into one lot.
2. The property shall be developed in substantial compliance with the site plan prepared by Pence-Schwartz and Associates and dated June 9, 2000 and revised August 30, 2000. However, the site plan shall be revised as follows: (a) sidewalk and handicap parking stall specifications shall meet Village of Lombard requirements and (b) existing lamps from the light poles along the northern property line shall be removed. No more than four (4) light poles shall be permitted on the northern property line. These poles shall be at least ten feet (10') from the northern property line. Each pole shall have one lamp per pole, with an output of no more than four hundred (400) Watts. Revised photometrics must be submitted and approved by staff.

3. The petitioner shall limit the number of unregistered vehicles on the lot to a maximum of seventy (70) cars. Each car shall be permitted on the lot for a period of no more than six (6) months.
4. A log of the unregistered vehicles with dates of arrival to the lot must be kept on site at all times, with access to the log by an employee of the Community Development Department of the Village of Lombard permitted at any time during business hours.
5. Any violation of the Conditional Use agreement may result in a revocation of the Conditional Use for the property.

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 7th day of December, 2000.


Passed on second reading this 7th day of December, 2000.

Ayes Trustees Borgatell, Tross, Schaffer, Sebby, Florey, Kufrin, Jr.

Nays: None

Absent: None

Approved this 7th day of December, 2000.


William J. Mueller, Village President

ATTEST:


Lorraine G. Gerhardt, Village Clerk

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