



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
JUN 09, 2016 9:06 AM
OTHER \$32.00 06-08-104-011
006 PAGES R2016-056892

ORDINANCE 7194

**GRANTING APPROVAL OF A CONDITIONAL USE TO
ESTABLISH THE SUBJECT PROPERTY AS A PLANNED
DEVELOPMENT WITH COMPANION DEVIATIONS FOR A
FENCE LOCATED IN THE B2 ZONING DISTRICT**

PIN: 06-08-104-011

ADDRESS: 130 E. St. Charles Road, Lombard, IL 60148

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

160069



I, **Janet Downer**, 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 7194

GRANTING APPROVAL OF A CONDITIONAL USE TO ESTABLISH THE SUBJECT
PROPERTY AS A PLANNED DEVELOPMENT WITH COMPANION DEVIATIONS FOR
A FENCE LOCATED IN THE B2 ZONING DISTRICT

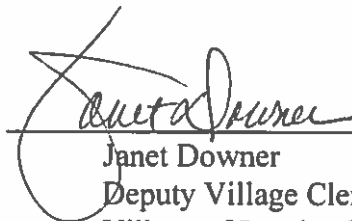
PIN: 06-08-104-011

ADDRESS: 130 E. St. Charles Road, Lombard, IL 60148

of the said Village as it appears from the official records
of said Village duly approved this 3rd
day of March, 2016.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate
Seal of said **Village of Lombard**, Du Page County, Illinois this 26th
day of May, 2016.





Janet Downer
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

**ORDINANCE 7194
PAMPHLET**

PC 16-05: 130 E. ST. CHARLES ROAD



**PUBLISHED IN PAMPHLET FORM THIS 4th DAY OF MARCH, 2016, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.**

A handwritten signature in cursive script, reading "Sharon Kuderna", is written over a horizontal line.

**Sharon Kuderna
Village Clerk**

ORDINANCE NO. 7194

**AN ORDINANCE GRANTING APPROVAL OF A CONDITIONAL USE TO ESTABLISH THE
SUBJECT PROPERTY AS A PLANNED DEVELOPMENT WITH COMPANION
DEVIATIONS FOR A FENCE LOCATED IN THE B2 ZONING DISTRICT**

(PC 16-05: Mesa Electronics, 130 E. St. Charles Road)

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 B2 General Neighborhood Shopping District; and,

WHEREAS, an application requests approval for a conditional use for a planned development for the subject property located within the B2 General Neighborhood Shopping District, and a deviation to Section 155.205 (A)(2)(c) to allow for a fence of six (6) feet in height in a front yard, where four (4) feet is permitted and a deviation to Section 155.205 (A)(2)(e) to allow for an open construction fence of six (6) feet in height in the clear line of sight area, where two (2) feet is permitted.; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on February 15, 2016 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 deviation 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 Subject Property, as described in Section 4 below, pursuant to Title 15, Chapter 155, Section 155.502(F)(3) of the Zoning Ordinance to establish the subject property as a Planned Development; and

SECTION 2: That the deviations are hereby granted from Section 155.205 (A)(2)(c) and Section 155.205 (A)(2)(e) for the fence to be six (6) feet in height where four (4) feet is permitted, and for an open style construction fence of six (6) feet in height in the clear line of sight area, where two (2) feet is permitted; and

SECTION 3: This ordinance is limited and restricted to the property generally located at 130 E. St. Charles Road, Lombard, Illinois, and legally described as follows:

**LOT 7 AND 8, BLOCK 19 IN H.O. STONE AND COMPANY'S ADDITION TO
LOMBARD, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 5**

AND PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 26, 1924 AS DOCUMENT 179463, IN DUPAGE COUNTY, ILLINOIS.

PIN 06-08-104-011

SECTION 4: The deviations set forth in SECTION 2 above shall be granted subject to compliance with the following conditions:

1. The petitioner shall develop the site in accordance with the plans submitted as part of this request from Express Fence, dated October 15, 2015;
2. The petitioner shall apply for a receive a building permit for the fence;
3. In the event that the existing fence is damaged or destroyed to fifty-percent (50%) of its value, any new fence shall meet all Village Code requirements; and
4. The trash dumpsters shall be moved outside of the front yard and clear line of sight area and shall be screened with a solid fence.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed on first reading this ____ day of February, 2016.

First reading waived by action of the Board of Trustees this 3rd day of March, 2016.

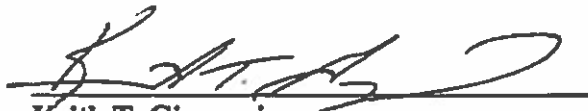
Passed on second reading this 3rd day of March, 2016.

Ayes: Trustee Whittington, Fugiel, Foltyniewicz, Johnston and Pike

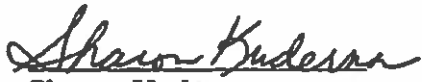
Nays: None

Absent: Trustee Ware

Approved this 3rd day of March, 2016.


Keith T. Giagnorio
Village President

ATTEST:


Sharon Kuderna
Village Clerk

Ordinance No. 7194

Re: PC 16-05

Page 3

Published by me in pamphlet form on this 4th day of March, 2016.

A handwritten signature in cursive script, reading "Sharon Kuderna". The signature is written in dark ink and is positioned above the printed name and title.

Sharon Kuderna
Village Clerk