

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda


Resolution or Ordinance (Blue) Waiver of First Requested
 Recommendations of Boards, Commissions & Committees (Green)
 Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : December 30, 2024 **(BOT) Date:** January 9, 2025

SUBJECT: PC 24-11: 10 W. North Avenue – Chicago Pallet

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests a conditional use pursuant to Section 155.420(C)(39) of the Lombard Village Code to allow for an outside materials storage area associated with a manufacturing business operating on the subject property located within the I Limited Industrial District.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the January 9, 2025, Village Board of Trustees agenda for a first reading.

Fiscal Impact/Funding Source:

Review (as necessary)

Finance Director _____ Date _____
Village Manager _____ Date _____



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development *WH*

MEETING DATE: January 9, 2025

SUBJECT: **PC 24-11: 10 W. North Avenue – Chicago Pallet**

Please find the following items for Village Board consideration as part of the January 9, 2025, Village Board meeting:

1. Plan Commission referral letter
2. IDRC report for PC 24-11
3. An Ordinance granting a conditional use pursuant to Section 155.420(C)(39) of the Lombard Village Code to allow for an outside materials storage area associated with a manufacturing business the subject property located within the I Limited Industrial District

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the January 9, 2025, Village Board of Trustees agenda for a first reading.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

January 9, 2025

Village President
Keith T. Giagnorio

Village Clerk
Liz Brezinski

Trustees
Brian LaVaque, Dist. 1
Anthony Puccio, Dist. 2
Bernie Dudek, Dist. 3
Vacant, Dist. 4
Dan Militello, Dist. 5
Bob Bachner, Dist. 6

Village Manager
Scott R. Niehaus

*"Our shared **Vision** for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

*"The **Mission** of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 24-11: 10 W. North Avenue

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition.

The petitioner requests a conditional use pursuant to Section 155.420(C)(39) of the Lombard Village Code to allow for an outside materials storage area associated with a manufacturing business operating on the subject property located within the I Limited Industrial District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on December 16, 2024. Sworn in to present the petition was Anna Papke, Planning and Zoning Manager, and the following on behalf of the petitioner: Araceli Rodriguez, business owner, and Mark Richards, project engineer.

Chairperson Giuliano read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, she proceeded with the petition.

Araceli Rodriguez, owner of Chicago Pallet, addressed the Plan Commission. She said Chicago Pallet had recently moved to Lombard from their Elk Grove Village location. She introduced project engineer Mark Richards.

Mr. Richards presented the petition. He said the site is located at North Avenue and Main Street. He said the petitioner proposed to add new pavement to the north side of the property, which will include a 12,000-square-foot outdoor storage area. The outdoor storage area requires a conditional use. There will be an eight-foot-tall fence around the storage area. He noted there is existing landscaping along the west side of the area that will be preserved. He said surrounding properties included similar land uses as the subject property. He showed the utility and drainage plans, and noted the plan complies with stormwater regulations. No new curb cuts are proposed.

Chairperson Giuliano asked if any person would like to cross examine or speak in favor or against this petition, or for public comment. Hearing none, she asked for the staff report.

Ms. Papke presented the staff report, which was submitted to the public record in its entirety. The subject property is located in the North Avenue industrial area, which is in the Industrial District. The petitioner operates a pallet manufacturing business on the subject property. The petitioner proposes to construct a parking lot to the north of the building, with a 12,000-square-foot area to be used for storage of materials. Outdoor material storage areas are conditional uses in the I District.

Staff has reviewed the submitted plans and finds the petition is consistent with the standards for conditional uses. Outdoor materials storage yards are common in the North Avenue industrial area. The storage area will be screened by a combination of a solid fence and the building on the property. Staff found the petition met the standards for conditional uses and recommended approval of the petition subject to the conditions noted in the staff report.

Chairperson Giuliano asked if there were any questions or comments on the staff report.

Commissioner Spreenberg asked for clarification if the fence around the storage area would be eight feet tall or six feet tall. Mr. Richards said it will be eight feet tall.

Commissioner Spreenberg asked if an eight-foot-high fence is permitted. Ms. Papke said it is.

Chairperson Giuliano asked if there were any questions or comments on the staff report. Hearing none, she opened the meeting to comments from the Commissioners.

On a motion by Commissioner Spreenberg, and a second by Commissioner Invergo, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 24-11 subject to the seven (7) conditions in the staff report:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report;
3. That the materials stored outside shall be effectively screened by and not visible above the level of the fence around the storage area;

4. That the east and west perimeters of the parking lot shall be landscaped in accordance with Section 155.706(C)(3);
5. That the petitioner shall submit a plat of consolidation for the subject property;
6. That the petitioner shall apply for and receive building permits for the proposed improvements; and
7. That this approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Respectfully,

VILLAGE OF LOMBARD

Leigh Giuliano, Chairperson
Lombard Plan Commission

December 16, 2024

Title

PC 24-11

Petitioner & Property Owner

Jose Barboza & Araceli Rodriguez
 Ardel Properties, LLC
 10 W. North Avenue
 Lombard, IL 60148

Property Location

10 W. North Avenue
 PIN: 03-31-402-018, 03-31-402-019, 03-31-402-043

Zoning

I Limited Industrial District

Existing Land Use

Industrial building – manufacturing and warehouse

Comprehensive Plan

Light Industrial

Approval Sought

Approve a conditional use for an outside materials storage area associated with a manufacturing business operating on the subject property.

Prepared By

Anna Papke, AICP
 Planning and Zoning Manager



LOCATION MAP

PROJECT DESCRIPTION

The subject property is located in the North Avenue industrial area. The petitioner operates a pallet manufacturing business on the subject property. The petitioner proposes to reconstruct a parking lot to the rear (north) of the building, with a 12,000-square-foot area on the northwest corner of the parking lot to be used for storage of materials. Outside storage of materials is a conditional use in the I District, requiring approval through the Plan Commission public hearing process.

APPROVAL(S) REQUIRED

The petitioner requests a conditional use pursuant to Section 155.420(C)(39) of the Lombard Village Code to allow for an outside materials storage area associated with a manufacturing business operating on the subject property located within the I Limited Industrial District.

EXISTING CONDITIONS

Improvements on the subject property consist of a 112,000-square-foot manufacturing/warehousing building and associated parking areas.

PROJECT STATS

Lot & Bulk

Parcel Size: 6.60 acres
Building Size: 112,000 SF
Parking Spaces: 103 standard spaces, 27 truck/trailer parking spaces

Submittals

1. Petition for a public hearing, dated 11/12/24;
2. Project narrative and response to Standards, prepared by Webster, McGrath & Ahlberg, Ltd., dated 11/22/24;
3. Plat of survey, prepared by GRS Group;
4. Site plan, prepared by Webster, McGrath & Ahlberg, Ltd, dated 11/22/24; and
5. Preliminary engineering, prepared by Webster, McGrath & Ahlberg, Ltd, dated 11/1/24 and 11/22/24.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comment on the petition. Additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has the following comments on the petition. Additional comments may be forthcoming during permit review.

1. Key points about outdoor storage spacing codes:
 - Minimum distance from property lines:
 - Typically, 10 feet for most combustible materials.
 - Height limitations:
 - Storage height can affect the required spacing, with shorter piles potentially requiring less distance.
 - Fire access:
 - Spacing should allow for fire suppression vehicles and personnel to access all sides of the storage area.

Private Engineering Services:

Private Engineering Services has no comment on the petition. Additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has no comment on the petition. Additional comments may be forthcoming during permit review.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	I	Industrial building
South (across North Avenue)	R2	Religious institution
East	I	Industrial building
West	I	Industrial building

The subject property is located in the North Avenue industrial area, which includes a mixture of manufacturing, warehousing, contractors' yards, and other industrial land uses. Outdoor storage of equipment and materials is common in this area.

2. ***Comprehensive Plan Compatibility***

The Comprehensive Plan recommends light industrial uses on the subject property. Material storage yards are consistent with this designation.

3. ***Zoning Compatibility and Request for Conditional Use for a Material Storage Yard in the Limited Industrial District***

Material storage yards are conditional uses in the I District. Staff has reviewed the submitted plans and finds the proposed storage area will not create any undue impacts on neighboring properties. The submitted plans show installation of a six-foot-high metal fence along the west perimeter of the parking lot. The west perimeter fence in combination with a previously permitted fence along the north and east sides of the parking lot and the existing industrial building on the south portion of the subject property will effectively screen the outdoor material storage area from view of neighboring properties.

The Zoning Ordinance requires shrub plantings along the north perimeter of the parking lot. The submitted plan does not specify landscaping material in this area. As such, staff recommends compliance with this requirement as a condition of approval of the petition.

Staff recommends approval of the conditional use.

4. ***Plat of Consolidation***

The subject property consists of three parcels. As the proposed improvements will impact all three parcels, the petitioner is required to consolidate the three parcels into one lot of record via a plat of consolidation. This is noted as a condition of approval under Findings & Recommendations.

SITE HISTORY

This property has not appeared before the Plan Commission previously. In 2023, a petitioner (not the current petitioner) submitted a request for zoning entitlements for the subject property, but that petition was withdrawn prior to Plan Commission consideration of the request.

FINDINGS & RECOMMENDATIONS

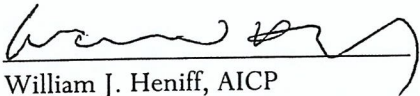
Staff finds that the proposed conditional use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for a material storage yard and finds that the petition **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 24-11:

Based on the submitted petition and the testimony presented, the petition does comply with the standards required by the Village of Lombard Zoning Ordinance and that approval of the petition is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 24-11, subject to the following conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report;
3. That the materials stored outside shall be effectively screened by and not visible above the level of the fence around the storage area;
4. That the east and west perimeters of the parking lot shall be landscaped in accordance with Section 155.706(C)(3);
5. That the petitioner shall submit a plat of consolidation for the subject property;
6. That the petitioner shall apply for and receive building permits for the proposed improvements; and
7. That this approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development
c. Petitioner

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WEBSTER, MCGRATH & AHLBERG, LTD.

LAND SURVEYING – CIVIL ENGINEERING – LANDSCAPE ARCHITECTURE
2100 MANCHESTER ROAD, BUILDING A, SUITE 203, WHEATON, IL 60187
PH: 630-668-7603 WEB: WWW.WMALTD.COM

Date: November 22, 2024

VII. STANDARDS FOR CONDITIONAL USES

- 1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;**
Chicago Pallet Service II, Inc. is seeking to renovate parking lots at the Subject Property to better suit their business needs. Conditional use is petitioned for an approximately 12,000 square foot outdoor storage area that will be located in a parking lot at the northwest corner of the Subject Property. The conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare. The surrounding properties to the west, north, and east of the Subject Property are within the I – Limited Industrial District zoning class and have compatible uses. An existing warehouse building on the Subject Property is located between the proposed outdoor storage area and North Avenue and will provide screening.
- 2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located;**
Based on compatibility with the surrounding area and provision of screening, the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.
- 3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;**
Normal and orderly development and improvement of the surrounding property for uses permitted in the district will not be impeded by the conditional use because the surrounding properties have already been developed and have compatible uses.
- 4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;**
Adequate utilities, access, drainage, and other necessary facilities have been and will be provided. An existing access point to the parking lot north of the warehouse from N. Main Street will be maintained. Stormwater facilities will comply with applicable stormwater ordinances and regulations.
- 5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;**
An existing access point to the parking lot north of the warehouse from N. Main Street will be maintained. Vehicle movements have been evaluated in the parking lot in which the conditional use will be located. No new locations of ingress or egress are proposed.
- 6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,**

The proposed conditional use is compatible with the I – Limited Industrial District zoning class in which the Subject Property is located. Accordingly, the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard.

7. **That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.**

The conditional use will conform to applicable regulations.

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A CONDITIONAL USE
PURSUANT TO SECTION 155.420(C)(39) OF THE LOMBARD
VILLAGE CODE TO ALLOW FOR AN OUTSIDE MATERIALS
STORAGE AREA ASSOCIATED WITH A MANUFACTURING
BUSINESS OPERATING ON THE SUBJECT PROPERTY
LOCATED WITHIN THE I LIMITED INDUSTRIAL DISTRICT.**

PC 24-11: 10 W. North 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 for a conditional use pursuant to Section 155.420(C)(39) of the Lombard Zoning Ordinance to allow for an outside materials storage area associated with a manufacturing business operating on the subject property; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on December 16, 2024, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the conditional use, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard 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 use for an outside materials storage area is hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3.

SECTION 2: That this Ordinance is limited and restricted to the property located at 10 W. North Avenue, Lombard, Illinois and legally described as follows:

PARCEL A;
THAT PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 31, AFORESAID; THENCE WEST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 60.0 FEET; THENCE NORTH ON A LINE 60.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 162.0 FEET TO THE POINT OF BEGINNING OF TRACT TO BE DESCRIBED; THENCE CONTINUING NORTH ALONG SAID PARALLEL LINE (BEING THE WEST LINE OF NORTH MAIN STREET), A DISTANCE OF 599.84 FEET; THENCE WEST AT RIGHT ANGLES 281.85 FEET; THENCE NORTH AT RIGHT ANGLES, 51.75 FEET; THENCE NORTH 9 DEGREES 27 MINUTES 45 SECONDS WEST, 209.86 FEET TO A LINE 376.35 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH ALONG SAID PARALLEL LINE, 458.0 FEET; THENCE WEST AT RIGHT ANGLES THERETO 47.0 FEET TO A LINE 423.35 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH ALONG SAID PARALLEL LINE, 463.08 FEET TO THE NORTH LINE OF NORTH AVENUE (DEDICATED AS PER DOCUMENT NUMBER 357215); THENCE EAST ALONG SAID NORTH LINE, 173.36 FEET TO A POINT 250.0 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE NORTHEASTERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 156 DEGREES 15 MINUTES 50 SECONDS, A DISTANCE OF 105.58 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 9 DEGREES 49 MINUTES 10 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 95.61 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL B:
THAT PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 31, AFORESAID; THENCE WEST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 60 FEET; THENCE NORTH ON A LINE 60 FEET WEST OF AND

PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 761.84 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED, BEING THE NORTHEAST CORNER OF CLEARING INDUSTRIAL DISTRICT, INC., ASSESSMENT PLAT NUMBER 9, AS PER DOCUMENT NUMBER R72-7654 RECORDED FEBRUARY 15, 1972; THENCE DUE WEST ALONG THE NORTH LINE OF ASSESSMENT PLAT NUMBER 9, AFORESAID, 281.85 FEET; THENCE DUE NORTH ALONG AN EAST LINE OF ASSESSMENT PLAT NUMBER 9, AFORESAID, 51.75 FEET TO AN ANGLE POINT; THENCE NORTH 9 DEGREES 27 MINUTES 45 SECONDS WEST ALONG THE MOST NORTHEASTERLY LINE OF SAID ASSESSMENT PLAT NUMBER 9, A DISTANCE OF 142.18 FEET; THENCE DUE EAST 305.225 FEET TO THE AFOREMENTIONED LINE 60 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4; THENCE DUE SOUTH ALONG SAID PARALLEL LINE, 192.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS

PARCEL C:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF CLEARING INDUSTRIAL DISTRICT, INC., ASSESSMENT PLAT NUMBER 9, AS PER DOCUMENT NUMBER R72-7654 RECORDED FEBRUARY 15, 1972; THENCE DUE WEST 25.0 FEET TO A POINT ON A LINE 401.35 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE DUE SOUTH ALONG SAID PARALLEL LINE 161.53 FEET TO AN ANGLE POINT; THENCE SOUTH 10 DEGREES 30 MINUTES 00 SECONDS EAST, 137.19 FEET TO A POINT ON A WEST LINE OF SAID ASSESSMENT PLAT NUMBER 9; THENCE DUE NORTH ALONG SAID WEST LINE, 296.42 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

EXCEPTING:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 31, AFORESAID; THENCE ON AN ASSUMED BEARING OF SOUTH 88 DEGREES 13 MINUTES 34 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 31, 60.00 FEET; THENCE NORTH 2 DEGREES 14 MINUTES 39 SECONDS

WEST ALONG A LINE 60.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4, 162.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 74 DEGREES 29 MINUTES 57 SECONDS WEST, 20.02 FEET; THENCE NORTH 1 DEGREE 14 MINUTES 53 SECONDS EAST, 237.77 FEET; THENCE NORTH 2 DEGREES 14 MINUTES 39 SECONDS WEST, 224.44 FEET; THENCE NORTH 87 DEGREES 45 MINUTES 21 SECONDS EAST, 5.00 FEET TO THE WEST LINE OF NORTH MAIN STREET; THENCE SOUTH 2 DEGREES 14 MINUTES 39 SECONDS EAST ALONG THE WEST LINE OF NORTH MAIN STREET, 457.18 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 03-31-402-043, 03-31-402-019, and 03-31-402-018 (the “Subject Property”).

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

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report;
3. That the materials stored outside shall be effectively screened by and not visible above the level of the fence around the storage area;
4. That the east and west perimeters of the parking lot shall be landscaped in accordance with Section 155.706(C)(3);
5. That the petitioner shall submit a plat of consolidation for the subject property;
6. That the petitioner shall apply for and receive building permits for the proposed improvements; and
7. That this approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

SECTION 4: 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 _____, 2025.

Ordinance No. _____
Re: PC 24-11
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First reading waived by action of the Board of Trustees this ____ day of _____,
2025.

Passed on second reading this ____ day of _____, 2025.

Ayes: _____

Nays: _____

Absent: _____

Approved this ____ day of _____, 2025.

Keith Giagnorio, Village President

ATTEST:

Elizabeth Brezinski, Village Clerk

Published in pamphlet from this ____ day of _____, 2025.

Elizabeth Brezinski, Village Clerk