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KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
08/12/2021 09:28 AM

DOCUMENT # R2021-121680

ORDINANCE 7966

AN ORDINANCE GRANTING APPROVAL OF A CONDITIONAL USE AND COMPANION VARIATIONS FROM THE LOMBARD CODE OF ORDINANCES

PIN(s): 03-31-301-008 and 03-31-301-009

ADDRESS: 1005 & 1015 N. Rohlwing Road, Lombard, IL

Prepared by and Return To:

**(Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148)**

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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 7966

AN ORDINANCE GRANTING APPROVAL OF A CONDITIONAL
USE AND COMPANION VARIATIONS FROM THE LOMBARD
CODE OF ORDINANCES

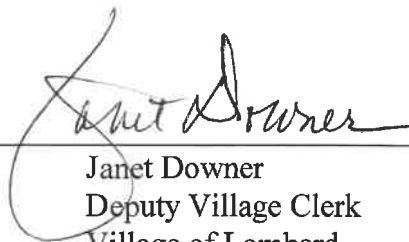
PIN(s) : 03-31-301-008 and 03-31-301-009

ADDRESS: 1005 & 1015 N. Rohlwing Road, Lombard, IL

of the said Village as it appears from the official records
of said Village duly approved this 15th
day of July, 2021.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate
Seal of said **Village of Lombard**, Du Page County, Illinois this 6th
day of August 2021.





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

**ORDINANCE 7966
PAMPHLET**

**PC 21-15: CRASH CHAMPIONS, MOTOR VEHICLE REPAIR BUSINESS
CONDITIONAL USE - 1005 AND 1015 N. ROHLWING ROAD**



PUBLISHED IN PAMPHLET FORM THIS 16TH DAY OF JULY 2021, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.

Elizabeth Brezinski

Elizabeth Brezinski
Village Clerk

By: *[Signature]*
Deputy Village Clerk

ORDINANCE NO. 7966

**AN ORDINANCE GRANTING APPROVAL OF A CONDITIONAL USE AND
COMPANION VARIATIONS FROM THE LOMBARD CODE OF ORDINANCES**

(PC 21-15: 1005 & 1015 N. Rohlwing Road, Crash Champions)

(See also Ordinance No 7965)

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, an application has heretofore been filed requesting approval of a conditional use and companion variations from the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code); and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on June 21, 2021, 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 and companion variations 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 and the following companion variations from the Lombard Code of Ordinances, as set forth below are hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3:

1. A conditional use, pursuant to Section 155.416(C)(16) of the Lombard Code of Ordinances for Conditional Uses in the B4 District, to allow for a motor vehicle repair business (collision repair shop);
2. A zoning variation from Sections 155.416(J) and 155.707(A)(4) of the Lombard Code of Ordinances to allow a transitional landscape yard with a width of ten feet (10'), where a width of thirty feet (30') is required, along the north property line; and
3. A zoning variation from Section 155.205(A)(2)(c)(i) of the Lombard Code of Ordinances to allow a six-foot (6') tall fence in the required front yard, where a maximum height of four feet is allowed.

SECTION 2: That this ordinance is limited and restricted to the subject property generally located at 1005 and 1015 N. Rohlwing Road, Lombard, Illinois, and legally described as follows:

PARCEL 1: THE NORTHERLY 150 FEET OF THE WESTERLY 264 FEET OF LOT 2, LYING EAST OF THE EAST LINE OF ROUTE 53, IN GAUGER'S ASSESSMENT PLAT OF A PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1946 AS DOCUMENT NO. 504356, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE WEST 264.0 FEET (EXCEPT THE NORTHERLY 150.0 FEET THEREOF) OF LOT 2, LYING EAST OF THE EAST LINE OF ROUTE 53, IN GAUGER'S ASSESSMENT PLAT OF A PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1946, AS DOCUMENT NO. 504356, IN DUPAGE COUNTY, ILLINOIS.

PIN(s): 03-31-301-008 and 03-31-301-009

SECTION 3: This Ordinance is approved subject to compliance with the following conditions:

1. 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, except as they may be changed to conform to Village Code;
2. That the petitioner shall submit a plat of consolidation prior to issuance of a building permit;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
4. 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 in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2021.

First reading waived by action of the Board of Trustees this 15th day of July, 2021.

Passed on second reading this 15th day of July, 2021, pursuant to a roll call vote as follows:

Ayes: Trustee LaVaque, Puccio, Dudek, Honig, Militello and Bachner

Nays: None


Ordinance No. 7966

Re: PC 21-15

Page 3

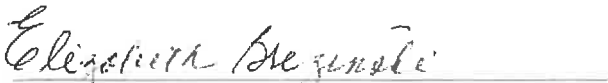
Absent: None

Approved by me this 15th day of July, 2021.

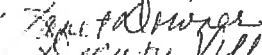


Keith T. Giagnorio, Village President

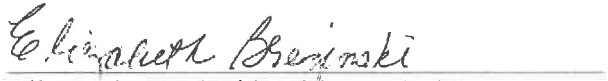
ATTEST:



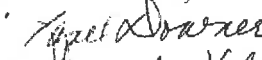
Elizabeth Brezinski, Village Clerk

By: 
Deputy Village Clerk

Published by me in pamphlet form this 16th day of July, 2021.



Elizabeth Brezinski, Village Clerk

By: 
Deputy Village Clerk