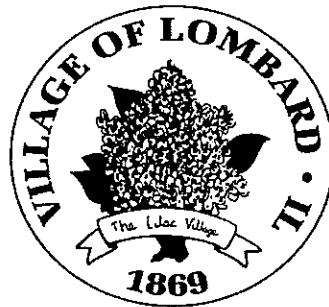


**ORDINANCE 7014**

**PAMPHLET**

**PC 14-35: 1125 E. ST. CHARLES ROAD, LOMBARD MOTORS, INC.**



PUBLISHED IN PAMPHLET FORM THIS 7<sup>TH</sup> DAY OF NOVEMBER, 2014,  
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,  
DUPAGE COUNTY, ILLINOIS.

*Sharon Kuderna*

Sharon Kuderna  
Village Clerk

**ORDINANCE NO. 7014**

**AN ORDINANCE GRANTING A CONDITIONAL USE PURSUANT  
TO TITLE 15, CHAPTER 155, SECTION 155.416 (C)(17) OF THE  
LOMBARD VILLAGE CODE**

PC 14-35: 1125 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 Lombard Village Code; and,

WHEREAS, the Subject Property, as described in Section 2 below, is zoned B4 Corridor Commercial District; and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Title 15, Chapter 155, Section 155.416(C)(17) of the Lombard Village Code to provide for motor vehicle sales; and

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on October 20, 2014 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 Subject Property, as described in Section 2 below, pursuant to Title 15, Chapter 155, Section 155.416(C)(17) of the Lombard Village Code to provide for motor vehicle sales.

SECTION 2: That this Ordinance is limited and restricted to the property located at 1125 E. St. Charles Road, Lombard, Illinois and legally described as follows:

PARCEL 1: LOT 1 (EXCEPT THE NORTH 3 FEET OF THE WEST 3 FEET OF THE EAST 15.40 FEET THEREOF) IN VANDEKIEFT'S SECOND ASSESSMENT PLAT OF THE EAST 410 FEET OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 9, LYING NORTH OF THE RIGHT OF WAY OF THE CHICAGO GREAT WESTERN RAILWAY AND LOT 'A' IN VANDEKIEFT'S ASSESSMENT PLAT OF PART OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 9, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID VANDEKIEFT'S SECOND ASSESSMENT PLAT RECORDED JULY, 30 1962 AS DOCUMENT R62-25403, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AS FOLLOWS: ON THE NORTHERLY SIDE BY A LINE PARALLEL WITH AND DISTANT 50 FEET NORTHERLY MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE MINNESOTA AND NORTHWESTERN RAILROAD COMPANY (LATER THE CHICAGO GREAT WESTERN RAILWAY COMPANY, NOW THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED ACROSS SAID SECTION 9, SAID PARALLEL LINE BEING ALSO THE SOUTHERLY LINE OF VANDEKIEFT'S SECOND ASSESSMENT PLAT (PLAT DOCUMENT R-62-25403); ON THE SOUTHERLY SIDE BY A LINE PARALLEL WITH AND DISTANT 25 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY (FORMALLY THE CHICAGO GREAT WESTERN RAILWAY COMPANY), AS SAID MAIN TRACK IS NOW LOCATED, AND ON THE EASTERLY AND WESTERLY SIDES BY THE SOUTHERLY EXTENSION OF THE EASTERLY AND WESTERLY LINES OF LOT 1 IN SAID VANDEKIEFT'S SECOND ASSESSMENT PLAT, IN DUPAGE COUNTY, ILLINOIS.

Parcel Numbers: 06-09-102-024 and 06-09-102-018; (the "Subject Property").

SECTION 3: The conditional use, as provided for in Section 1 of this Ordinance, shall be granted subject to compliance with the following conditions:

- A. That this relief is limited to the operation of motor sales only and any physical site improvements or alterations require approval through the Village and that the petitioner shall be required to apply for and receive a building permit for any improvements to the interior of the space prior to starting the build-out of the tenant space;

- B. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
- C. The petitioner shall install two (2) signs per the comments from the PES Division in the parking lot locations shown on the site plan with notations from the PES Division. This condition may be eliminated if the petitioner makes the necessary grading and stormwater improvements to alleviate the flooding concern;
- D. The parking lot shall be configured so as to meet all Illinois Accessibility Code requirements;
- E. That the petitioner shall develop the site in accordance with plans and submitted as part of this request; and
- F. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the motor vehicle sales establishment is not established by said date, this relief shall be deemed null and void.
- G. That the petitioner will complete a limited photometric study for the portion of the site that abuts the south property line.

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 \_\_\_\_\_, 2014.

First reading waived by action of the Board of Trustees this 6<sup>th</sup> day of November, 2014.

Passed on second reading this 6<sup>th</sup> day of November, 2014.

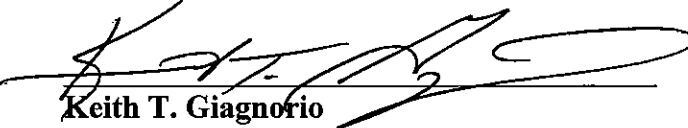
Ayes: Trustee Whittington, Fugiel, Foltyniewicz, Breen, Fitzpatrick and Ware

Nays: None

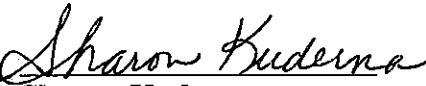
Absent: None

Ordinance No. 7014  
Re: PC 14-35  
Page 4

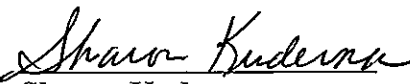
Approved this 6<sup>th</sup> day of November, 2014.

  
**Keith T. Giagnorio**  
**Village President**

ATTEST:

  
**Sharon Kuderna**  
**Village Clerk**

Published by me in pamphlet form on this 7<sup>th</sup> day of November, 2014.

  
**Sharon Kuderna**  
**Village Clerk**