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FRED BUCHOLZ, RECORDER  
DUPAGE COUNTY ILLINOIS  
09/05/2019 11:33 AM

DOCUMENT # R2019-077605

## **ORDINANCE 7668**

### **AN ORDINANCE GRANTING APPROVAL OF CONDITIONAL USE PURSUANT TO SECTION 155.416(C)(17) OF THE VILLAGE CODE FOR MOTOR VEHICLE SALES LOCATED IN THE B4 CORRIDOR COMMERCIAL DISTRICT**

**PIN(s): 06-05-423-014 and 06-05-423-010**

**ADDRESS: 609 E. St. Charles Road, Lombard, IL 60148**

**Prepared by and Return To:**

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



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 7668

AN ORDINANCE GRANTING APPROVAL OF CONDITIONAL USE  
PURSUANT TO SECTION 155.416(C)(17) OF THE VILLAGE CODE FOR  
MOTOR VEHICLE SALES LOCATED IN THE B4 CORRIDOR  
COMMERCIAL DISTRICT

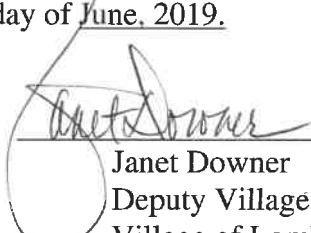
PIN(s): 06-05-423-014 and 06-05-423-010

ADDRESS: 609 E. St. Charles Road Lombard, IL 60148

of the said Village as it appears from the official records  
of said Village duly approved this 20<sup>th</sup>  
day of June, 2019.

**In Witness Whereof**, I have hereunto affixed my official signature and the Corporate  
Seal of said **Village of Lombard**, Du Page County, Illinois this 27<sup>th</sup>  
day of June, 2019.



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

**ORDINANCE 7668**

**PAMPHLET**

**PC 19-13: 609 E. ST. CHARLES ROAD  
VEHICLE SALES**



PUBLISHED IN PAMPHLET FORM THIS 21<sup>ST</sup> DAY OF JUNE 2019, BY ORDER  
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE  
COUNTY, ILLINOIS.

*Sharon Kuderna*

Sharon Kuderna  
Village Clerk

**ORDINANCE NO. 7668**

**AN ORDINANCE GRANTING APPROVAL OF CONDITIONAL USE PURSUANT TO SECTION 155.416(C)(17) OF THE VILLAGE CODE FOR MOTOR VEHICLE SALES LOCATED IN THE B4 CORRIDOR COMMERCIAL DISTRICT**

**PC 19-13: 609 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;

WHEREAS, the Subject Property as defined below is zoned B4; and,

WHEREAS, an application requests approval for a conditional use for motor vehicle sales (U-Haul vehicle rentals) in the B4 Corridor Commercial District on the subject property; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on May 20, 2019 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 4 below, pursuant to Title 15, Chapter 155, Section 155.416(C)(17) of the Village Code for a motor vehicle sales establishment;

SECTION 2: This ordinance is limited and restricted to the property generally located at 609 E. St. Charles, Lombard, Illinois, and legally described as follows:

PARCEL 1

LOT 5 IN BLOCK 2, EXCEPT THE NORTHERLY PART THEREOF, MEASURING 50.55 FEET SOUTHERLY FROM THE NORTHWEST CORNER ALONG THE WESTERLY LINE OF SAID LOT, AND 54.9 FEET SOUTHERLY FORM THE NORTHEAST CORNER ALONG THE EASTERLY LINE OF SAID LOT 5; LOT 6 IN BLOCK 2, EXCEPT THE NORTHERLY PART THEREOF, MEASURING 20.3 FEET SOUTHERLY FROM THE NORTHWEST CORNER ALONG THE WESTERLY LINE OF SAID LOT AND 28.9 FEET SOUTHWESTERLY FROM THE NORTHWEST CORNER OF SAID LOT 7, WHICH IS

ALSO THE SOUTHERLY RIGHT-OF-WAY LINE OF CIRCLE AVENUE, ALL IN SUNNYSIDE ADDITION TO LOMBARD, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDIGN TO THE PLAT THEREFORE RECORDED APRIL 25, 1925, AS DOCUMENT 191820, IN DUPAGE COUNTY, ILLINOIS.

ALSO,

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF LOTS 5, 6 AND 7 IN BLOCK 2 IN SUNNYSIDE ADDITION TO LOMBARD, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25 1925, AS DOCUMENT 191820, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST QUARTER OF LOT 5 IN BLOCK 2 IN SUNNYSIDE ADDITION TO LOMBARD; THENCE EAST ALONG THE SOUTH LINES OF LOTS 5, 6 AND 7 IN BLOCK 2, AFORESAID, TO THE SOUTHEAST CORNER OF LOT 7; THENCE SOUTHEASTERLY ALONG THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF SAID LOT 7, BEING A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 476.28 FEET AND A CHORD DISTANCE OF 222.84 FEET, TO A POINT DISTANT 50.0 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE 460.14 FEET, MORE OR LESS, TO THE WEST LINE OF LOT 5 EXTENDED SOUTH TO SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 5 EXTENDED SOUTH, AS FORESAID, TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS

PARCEL 2

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 28.0 FEET SOUTHEASTERLY OF THE NORTHWEST CORNER OF LOT 7 IN BLOCK 2 IN SUNNYSIDE ADDITION TO LOMARD RECORDED APRIL 25,1925, AS DOCUMENT 191820; THENCE EASTERLY ALONG A LINE 33.0 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF ST. CHARLES ROAD, 219.03 FEET; THENCE CONTINUING EASTERLY ALONG A CURVE, BEING 33.0 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF ST. CHARELS ROAD, HAVING A RADIUS OF 1649.47 FEET, A DISTANCE OF 126.0 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE CHORD LINE OF THE LAST DESCRIBED LINE, 38.15 FEET TO A POINT 50.0 FEET NORTHERLY OF THE CENTERLLINE OF THE MAIN TRACK OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY AS SAID MAIN TRACK IS NOW LOCATED ; THENCE NORTHWESTERLY ALONG A CURVE, HAVING A RADIUS OF 476.28 FEET, 222.84 FEET TO THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 2 IN SAID SUNNYSIDE ADDITION TO LOMBARD; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 7, 130.90 FEET TO THE PLACE OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

SECTION 3: The approvals set forth in SECTION 1 above shall be granted subject to compliance with the following conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. There shall be no more than ten (10) U-Hauls parked on the site at a time;
4. The zoning relief is for the rental of U-Hauls only. Any future changes to rent other vehicles or sell vehicles would require a new public hearing and zoning entitlements;
5. The parking lot shall remain in good repair; and
6. All trucks shall be parked behind fencing, though vans up to 15' in length would be allowed in the east parking lot.

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 \_\_\_\_\_, 2019.

First reading waived by action of the Board of Trustees this 20<sup>th</sup> day of June, 2019.


Passed on second reading this 20<sup>th</sup> day of June, 2019, pursuant to a roll call vote as follows:

Ayes: Trustee Whittington, Puccio, Foltyniewicz, Honig, Militello and Ware

Nays: None

Absent: None

Approved by me this 20<sup>th</sup> day of June, 2019.

  
Keith Giagnorio, Village President

ATTEST:

  
Sharon Kuderna, Village Clerk

Published in pamphlet form this 21<sup>st</sup> day of June, 2019.

  
Sharon Kuderna, Village Clerk