

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


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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE: October 28, 2014 (B of T) Date: November 6, 2014

TITLE: PC 14-35: 1125 E. St. Charles Rd – Conditional Use for motor vehicle sales

SUBMITTED BY: Department of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, requests that the Village grant approval of a conditional use, pursuant to Section 155.416 (C) of the Village of Lombard Zoning Ordinance to allow for motor vehicle sales within the B4 Zoning District. (DISTRICT #5)

The Plan Commission recommended approval of this petition by a vote of 6-0.

The petitioner requests a waiver of first reading of the Ordinance.

Fiscal Impact/Funding Source:

Review (as necessary):  
Village Attorney X \_\_\_\_\_ Date \_\_\_\_\_  
Finance Director X \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager X \_\_\_\_\_ Date \_\_\_\_\_

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

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

**DATE:** November 6, 2014

**SUBJECT:** **PC 14-35: 1125 E. St. Charles Road**

Please find the following items for Village Board consideration as part of the November 6, 2014 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 14-35;
3. Plans associated with the petition; and
4. An Ordinance granting a conditional use, pursuant to Section 155.416 (C) of the Lombard Zoning Ordinance, to allow for Motor Vehicle Sales within the B4 Corridor Commercial Zoning District.

The Plan Commission recommended approval of this petition on October 20, 2014 by a vote of 6-0. Please place this petition on the November 6, 2014 Board of Trustees agenda with a waiver of first reading, as requested by the petitioner.



## VILLAGE OF LOMBARD

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

November 6, 2014

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Sharon Kuderna

**Trustees**  
Dan Whittington, Dist. 1  
Michael A. Fugiel, Dist. 2  
Reid Foltyniewicz, Dist. 3  
Peter Breen, Dist. 4  
Laura A. Fitzpatrick, Dist. 5  
William "Bill" Ware, 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 14-35; 1125 E. St. Charles Rd – Conditional Use for motor vehicle sales**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, requests that the Village grant approval of a conditional use, pursuant to Section 155.416 (C) of the Village of Lombard Zoning Ordinance to allow for motor vehicle sales within the B4 Zoning District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on October 20, 2014. Sworn in to present the petition was Jennifer Ganser, Assistant Director of Community Development, and the petitioner Farhan Karim.

Mr. Karim began by stating that they are in the process of purchasing the property for the sale of motor vehicles. There will be no auto repairs done on site, it is strictly an auto gallery. The building is fairly large so most of the cars will be stored inside. There will be a small outdoor auto display at the back of the property. They have addressed all the concerns and recommendations from Private Engineering Services and the Fire Department. They are requesting approval for the proposed use of site.

Chairperson Ryan asked for public comment. Pat Eddins, 1136 E. Kenilworth, Lombard IL stated she lives behind the property. She asked the petitioner if they will be installing additional lighting for security. Mr. Karim responded that there are lights on the property

but they haven't been maintained because the property has been vacant for approximately three years. He said they will be replacing all the light bulbs. Their indoor showroom will be providing lights for the cars so it won't disturb the neighbors. After inspecting the existing lights they could add more lights for security. Ms. Eddins asked if the lights will be at the same height as the existing lights. Mr. Karim explained this is not a typical car lot where there are a lot of high intensity lights to illuminate the cars. He reiterated this is an indoor car showroom. Ms. Eddins asked if the lights would stay on all night for security. Mr. Karim said they plan to install a security camera system. The cameras will have built in LED lights so they will not need any illumination on the parking lot. He explained the cameras illuminate and record even when it is dark. Ms. Eddins asked if there would be any loud speakers. Mr. Karim replied they don't intend to use them because they have an indoor showroom. They only have two or three employees so they don't need to find them through a loud speaker system. Ms. Eddins questioned if they anticipate having three to four customers per day, why are there twenty-seven (27) parking spaces. Chairperson Ryan answered it would be addressed in the staff report. Ms. Eddins said she didn't think the use was compatible with the St. Charles Road Corridor. Ms. Eddins feels her property value will go down if it is anything like a used car lot. Mr. Karim replied that next to the subject property there is a car wash where numerous cars come in and out every day. He also explained the Western Trail provides a buffer between the residences and the subject property and there is an auto repair across the street. He stated this business is in line with other businesses operating in the area. Ms. Eddins asked about the signage for the property. Mr. Karim replied the sign is on St. Charles Road. Ms. Eddins asked about the size of the signage. Mr. Karim said they intend to use the existing sign but replace the front to their business name.

Chairperson Ryan asked for public comment, and, hearing none, he asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. The petitioner is requesting approval of a conditional use for sales of motor vehicles. No repair work will be done on-site. The subject property is currently improved with single-tenant, one story brick building and a parking lot. Access is from St. Charles Road.

Ms. Ganser said the Inter-Departmental Review Committee had comments from two departments. The Fire Department asked for verification regarding the automatic sprinkler system. The petitioner has met this requirement with the Fire Department. Private Engineering Services (PES) has concerns due to the history of flooding on the parking lot. PES is aware the petitioner has performed maintenance on the storm inlet at the low area of the property. PES suggests that two (2) signs be added to the parking lot to give notice that flooding could occur on the parking lot. The petitioner could also re-grade the parking lot to alleviate the flooding issues that have occurred in the past. The proposed use is compatible with the surrounding commercial uses. The site has other auto related uses such as an adjacent car wash and nearby auto repair businesses. Following up the public comments regarding lighting and parking, any new lighting that would be installed would require a permit. Staff has photometric guidelines to judge the brightness of the lights. In addition, there are more parking spaces than deemed necessary. It is an existing building with an existing parking lot. Staff requirements for the parking lot are twenty-two parking spaces. The number of spaces is determined by the land use and the parking

regulations in the zoning ordinance. The parking lot will need to be restriped and the accessible spaces added, per the Illinois Accessibility Code.

Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

Commissioner Burke asked if it would make sense for the petitioner to process a photometric lighting study with the existing lights since it probably hasn't been done in years. Mr. Karim said in 2013 a permit was issued by the Village to replace all of the lighting and plumbing inside the building and is now up to code. Commissioner Burke said he was referencing the exterior lighting. Mr. Karim said they were not planning on adding exterior lighting. He said if they add more lights they would apply for a permit with the Village. Commissioner Burke said he was concerned with the lighting be up to code.

Commissioner Cooper said there is excess parking but there is also flooding. She asked the petitioner if they considered removing some of the hardscape and adding green space. Mr. Karim said they hired a sewer line inspection company and the report was submitted to the Engineering Department. It was approved as long as there is proper signage so no cars left over night the in flooding area when there is heavy rain.

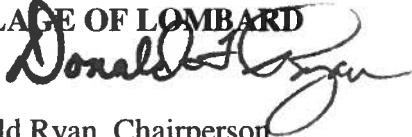
On a motion by Commissioner Burke, and a second by Commissioner Olbrysh, the Plan Commission voted 6-0 that the Village Board approve the petition associated with PC 14-35, subject to the following seven (7) conditions:

1. 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;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. 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;
4. The parking lot shall be configured so as to meet all Illinois Accessibility Code requirements;
5. That the petitioner shall develop the site in accordance with plans and submitted as part of this request; and

6. 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.
7. That the petitioner will complete a limited photometric study for the portion of the site that abuts the south property line.

Respectfully,

**VILLAGE OF LOMBARD**



Donald Ryan, Chairperson  
Lombard Plan Commission

c. Lombard Plan Commission

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# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

LOMBARD MOTORS INC. – 1125 E. ST. CHARLES ROAD

October 20, 2014

### Title

PC 14-35

### Petitioner

Lombard Motors Inc.  
Farhan Karim  
2720 Whitehall Lane  
Naperville, IL 60564

### Property Owner

Scherston Real Estate  
Investments, LLC  
4685 Winfield Road  
Winfield, IL 60555

### Property Location

1125 E. St. Charles Road  
(06-09-102-024 and -018)

### Zoning

B4

### Existing Land Use

Single-tenant building

### Comprehensive Plan

Community Commercial

### Approval Sought

Conditional use to allow for  
motor vehicle sales within the  
B4 Zoning District.

### Prepared By

Jennifer Ganser  
Assistant Director



LOCATION MAP

### PROJECT DESCRIPTION

The petitioner, Lombard Motors, Inc., is proposing to purchase the subject property for the sale of motor vehicles. No repair work will be done on-site. Lombard Motors anticipates having three to four customers per day, by appointment only. Most of the marketing and sales will be done online, though they will be open for walk-in customers. They will be open from 10 am to 7 pm, and closed on Sundays. No structural changes are being proposed to the building.

### APPROVAL(S) REQUIRED

The petitioner is requesting approval of a conditional use for motor vehicle sales in the B4 Zoning District.

### EXISTING CONDITIONS

The subject property is currently improved with single-tenant, one story brick building and a parking lot. Access is from St. Charles Road.

## PROJECT STATS

### Lot & Bulk

Parcel Size:	1.12 acres
Building Area:	20,520 sq. ft.
Year Built:	1962
Lot Coverage:	Approx. 90%

### Existing Setbacks

Front	19'
Interior Side	West: 82'
	East: 1'
Rear	35'

### Parking Spaces

Per Site Plan:	39
Accessible:	2
Demand:	22

### Submittals

1. Petition for Public Hearing;
2. Response to Standards for a Conditional Use;
3. Business Overview;
4. Proposed Site Plan, undated; and
5. Plat of Survey and legal description, undated.

## INTER-DEPARTMENTAL REVIEW

### Building Division:

The Building Division has no issues or concerns regarding the project.

### Fire Department:

The Fire Department noted that petitioner must submit verification that the automatic sprinkler system has been designed and installed to meet NFPA 13 standards for Ordinary Hazard Group 1.

### Private Engineering Services:

Private Engineering Services (PES) has concerns due to the history of flooding on the parking lot. PES is aware the petitioner has performed maintenance on the storm inlet at the low area of the property. PES suggests that two (2) signs be added to the parking lot to give notice that flooding could occur on the parking lot. The petitioner could also re-grade the parking lot to alleviate the flooding issues that have occurred in the past.

### Public Works:

The Department of Public Works has no issues or concerns regarding the project.

### Planning Services Division:

#### *1. Comprehensive Plan Compatibility*

The Comprehensive Plan recommends Community Commercial (commercial areas which provide services extending beyond daily living needs and includes comparison shopping goods). The subject property is consistent with the Comprehensive Plan's recommendation of community commercial uses for the site.

#### *2. Surrounding Zoning & Land Use Compatibility*

	Zoning Districts	Land Use
North	Villa Park C-3	Retail and service businesses
South	B4	Great Western Trail
East	Villa Park C-3	Restaurant
West	B4	Car Wash



The proposed use is compatible with the surrounding commercial uses. No repairs will be done on-site; therefore there is no need for an additional conditional use permit. The neighborhood has other auto related uses such as an adjacent car wash and nearby auto repair businesses.

### **3. Zoning and Sign Ordinance Compatibility**

Motor vehicle sales establishments are listed as a conditional use within the B4 Zoning District. The petitioner is seeking a conditional use for motor vehicle sales as defined under Section 153.802 of the Zoning Ordinance.

Staff finds that the proposed business meets all of the Standards for Conditional Uses. There is an existing freestanding sign on site and Lombard Motors Inc. plans to utilize that sign. The site plan shows thirty-nine (39) parking spaces, two (2) are accessible. The parking lot will need to be restriped and the accessible spaces added, per the Illinois Accessibility Code. The site meets the parking requirements of the Zoning Ordinance for the use of motor vehicle sales. Twenty-seven (27) spaces are for customers, four (4) are for employees, and the eight (8) spaces in the rear are for display vehicles. The auto display vehicles will be in the back of the lot, while the customer parking will be closest to St. Charles Road.

### **SITE HISTORY**

1125 E St. Charles Road appeared before the Plan Commission twice. PC 93-20 was for a conditional use to permit an office/warehouse and the request was granted via Ordinance 3729 and 3730. PC 00-32 was for a conditional use to permit a photographic processing business and the request was granted via Ordinance 4853.

### **FINDINGS & RECOMMENDATIONS**

As the petitioner has indicated their intention to operate the business as a motor vehicle sales facility and that the site is designed for such use, staff finds that allowing for motor vehicle sales is consistent with the surrounding context, the Village of Lombard Comprehensive Plan and Zoning Ordinance, and is in the best interest of the Village.


The Inter-Department Review Committee has reviewed the standards for the requested conditional use permit for motor vehicle sales and finds that the proposed use **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 14-35:

Based on the submitted petition and the testimony presented, the proposed conditional use does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use permit 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 14-35, subject to the following conditions:

1. 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;

2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. 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;
4. The parking lot shall be configured so as to meet all Illinois Accessibility Code requirements;
5. That the petitioner shall develop the site in accordance with plans and submitted as part of this request; and
6. 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.

Inter-Departmental Review Committee Report approved by:

  
\_\_\_\_\_  
William J. Heniff, AICP  
Director of Community Development

c. Petitioner

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## **RESPONSE TO STANDARDS FOR CONDITIONAL USE**

- 1. LOMBARD MOTORS INC. is proposing a conditional use for Retail motor vehicle sales at the property located at 1125 E. St. Charles Road Lombard, IL 60148.**

Lombard Motors believes 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 of the community. Lombard Motors is proposing a clean, safe and retail sales tax revenue generating business that will positively impact the community. The proposed use will be by a single user and less intense than the previous multiple tenant use of the property. Secondly an owner occupied building is much more desirable, safe and appealing to the surroundings than a vacant Bank owned foreclosed property. We believe that the proposed use meets number 1 of the Standards for Conditional Use.

- 2. Lombard Motors believes that the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity and will not diminish and impair property values within the neighborhood in which it is to be located.**

The proposed retail auto use positively supports the nature of the surroundings without creating any competition with other business neighbors, hence will not affect them in any negative way. The proposed use will have normal business hours M-F 10 am to 7pm and closed on Sundays. The site has adequate parking available for customers and employees along with sufficient indoor showroom space to avoid any negative impact on traffic flow, appearance and visibility of the site.

The property value of this site and the surrounding community will in fact increase by the owner occupancy, improvements (cosmetic updates) and routine maintenance of the building. The above Facts satisfy number 2 of the Standards for Conditional Uses.

- 3. Lombard Motors strongly believes that the proposed conditional use fits very well within the orderly development and improvement of the surrounding property for uses permitted in the district. The proposed use is a CLEAN retail sales business and is less offensive and environment friendly, compared to other commercial uses in the vicinity. We believe that number 3 of the Standards for Conditional use is met.**

- 4. Lombard Motors is very confident that adequate utilities such as electric, water and gas service are present to successfully run the proposed business. Our business plan does**

not require any structural changes to the building. We plan to improve the existing office space with only cosmetic updates such as new paint, drywall, floor coverings and furniture . Any past parking lot drainage issues have been discussed and resolved with the Village Engineering department. Requirements for Number 4 of the standards of Conditional Use are satisfied.

5. From the discussion regarding the proposed use and parking requirements with the Village Community Development we find that the property has adequate customer and employee parking. The building includes a striped parking lot with 31 parking spaces including 2 accessible spaces. Lombard Motors would have 2 – 3 employees. **Almost all cars for sale would be displayed in the indoor showroom with a small display on the south end of the parking lot, as shown on the site plan.** Our business model relies primarily on internet advertising and competitive price. We expect to see 3 to 4 customers in a single day. Clients would mostly be seen by appointment. Therefore this volume will not impact ingress and egress or otherwise impact road congestion. Thus, the requirements of standard No 5 is met.
6. The proposed conditional motor vehicle sales use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard. The vicinity is becoming more retail oriented businesses. This upscale retail auto gallery would be preferred over other heavy commercial uses within the district.
7. Lombard Motors ensures that its proposed conditional use, in all other aspects will conform to all applicable regulations of the district and recommendations and or conditions by the Plan Commission. In addition Lombard Motors expects to comply with all State of Illinois regulations for the proposed auto use . Conclusively, we believe that the requirements of No 7 of the Standards for Conditional use will be satisfied.

# **LOMBARD MOTORS INC. BUSINESS OVERVIEW**

Lombard Motors Inc. ( Farhan Karim) proposes a conditional use approval for retail motor vehicle sales at the property located at **1125 E. St Charles Rd, Lombard, IL 60148.**

The subject property is a single story brick building with an attached parking lot. The property is currently Bank owned and vacant . **Lombard Motors (Farhan Karim) believes that an owner occupant building is desirable and beneficial to its surroundings and the community. We plan to improve and maintain the exterior as well as the interior with aesthetic updates.**

Lombard Motors ( Farhan Karim) has met with the Village officials – Jennifer Ganser ( Community development) and Jana Bryant ( Engineering) to discuss the goals and proposed use of the property, any concerns and recommendations.

Lombard Motors is not proposing any structural change to the exterior and interior of the building. Only cosmetic updates are required for the proposed auto use. **The building has a newer updated sprinkler and automatic addressable fire alarm system in place which appears to be operational .**

I (Farhan Karim) have been in the motor vehicle industry for over 12 years working as a buyer and consignment seller for other auto dealerships.

My experience and knowledge will enable Lombard Motors to buy selected vehicles that are in demand resulting in fresh inventory and profitable cash flow.

Lombard Motors projected sales volume would be over 200 vehicles annually. The source of inventory will be clean cars from Dealer Auctions, customer trades, lease returns from Finance companies. A small percentage of vehicles that require minor repairs would be purchased as needed and sold to price driven customers . Those type of vehicles will be brought to our dealership only after they are completely fixed at an off-site third party shop and inspected by the State of Illinois. To apply for the Illinois vehicle inspection the State requires us to have an auto rebuilder license along with the State auto dealer license ( for motor vehicle sales).

Lombard Motors would offer motor vehicles to Retail customers at an attractive price. The marketing and advertising will be done primarily through Internet on our future website and other commercial websites. **The actual auto sale transaction and paperwork will be processed at the proposed site in Lombard.**

**The sales tax revenue generated from the proposed use will greatly benefit the community .**



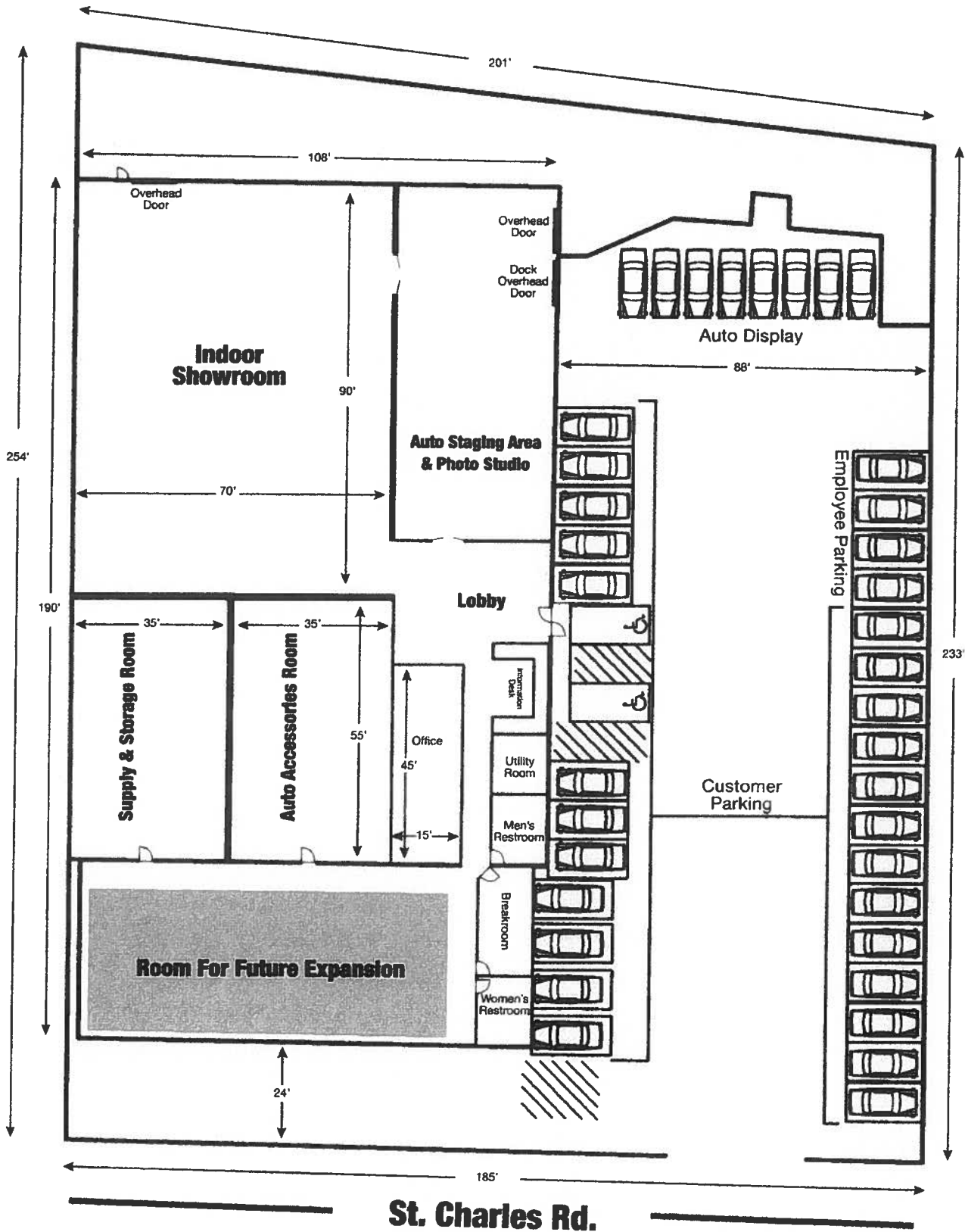
Clients would come in mostly by appointment. This auto sales model does not rely on road traffic, at the same time Lombard Motors would be excited to work with walk in clients.

The attached Site plan indicates the proposed parking layout and the use of the property. There will not be any auto display on the north side of the parking lot along St Charles Road. Some Autos for sale will be displayed at the South end of the parking, leaving the customer parking readily available.

**Hours of operation would be as follows:**

<b>Mon - Friday</b>	<b>10 a.m. to 7 p.m.</b>
<b>Saturday</b>	<b>10 a.m. to 6 p.m.</b>
<b>Sunday</b>	<b>Closed, in compliance with state law</b>

The proposed auto use is softer than the surrounding businesses (adjacent car wash and auto repair shop on the north west side of the subject property). We believe that the proposed use fits well within the B-4 Corridor Commercial business district.



**PROPOSED  
SITE PLAN**   
SCALE 1"=30'-0"

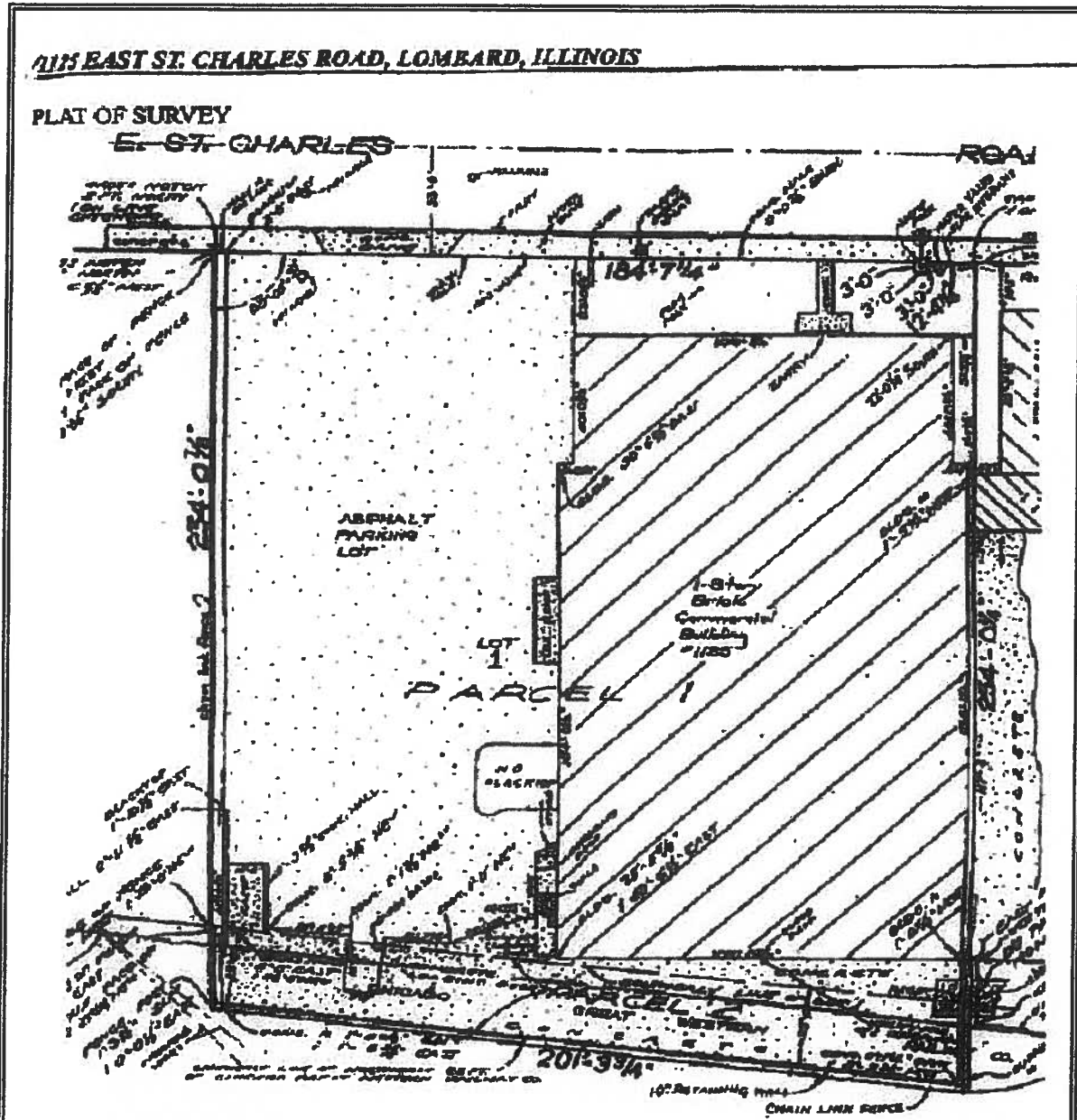
**Lombard Motors, Inc.**  
1125 E. St. Charles Rd.  
Lombard, IL 60148

**PLAT OF SURVEY**

**7113 EAST ST. CHARLES ROAD, LOMBARD, ILLINOIS**

**PLAT OF SURVEY**

**E. ST. CHARLES**



AREA: 48,783 SQ. FT. OR 1.120 ACRES

CONVEYANCE IS LOCATED IN  
 1" DENOM. FLOODING FOR THE  
 42. EXEMPTED MANAGEMENT  
 FEDERAL FLOOD INSURANCE RATE  
 SURVEY PANEL NO. 170272 0005 B  
 THE DATE: OCT. 17, 1978

ARE NOT TO BE ASSUMED FROM THIS  
**76AB42**  
 50' 30'  
 1" = 25' - 1000



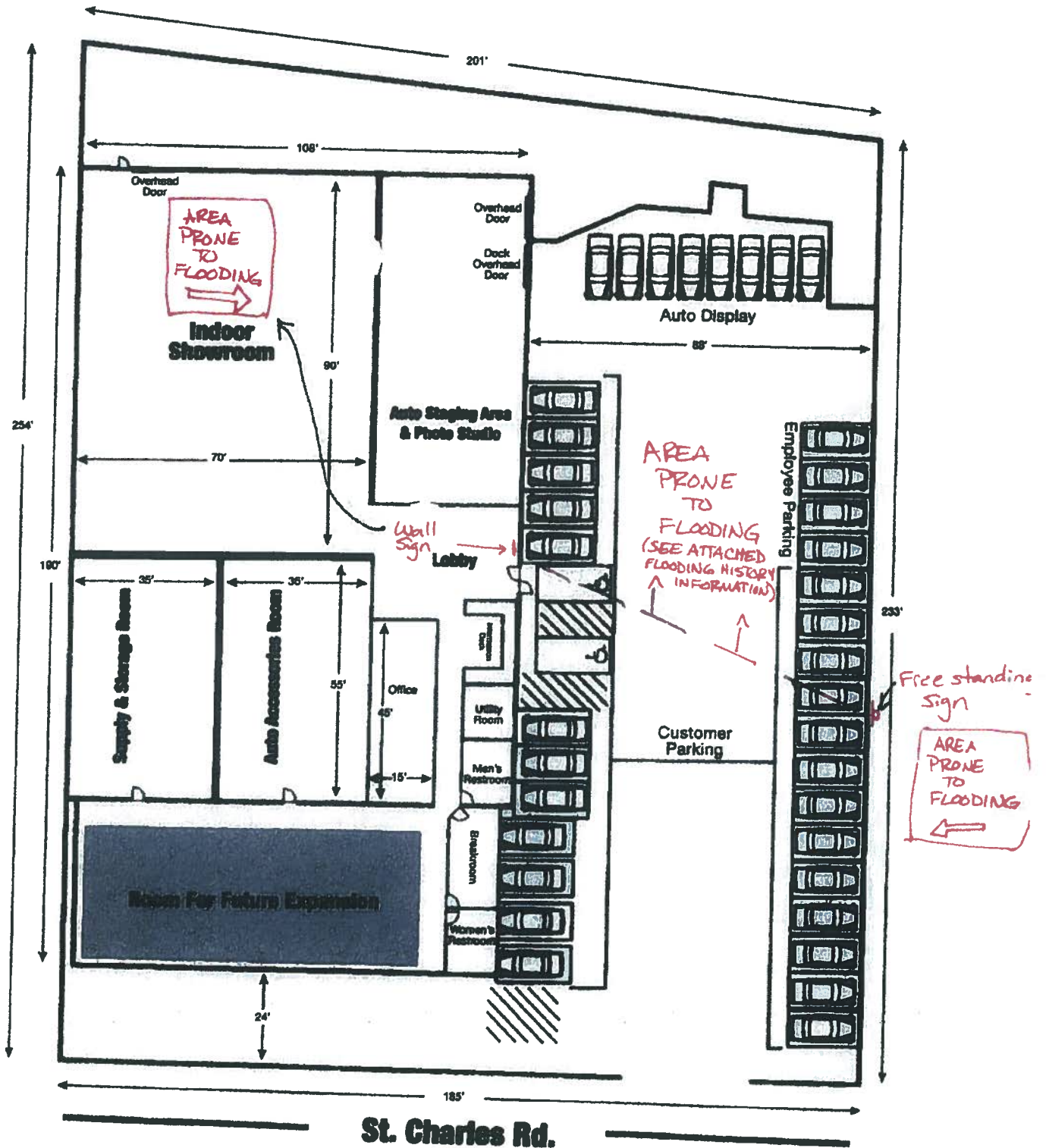
COMPARE ALL POINTS BEFORE BUILDING BY HAND OR  
 ANY DIFFERENCE  
 State of Illinois )  
 County of Cook )  
 We, CERTIFIED SURVEY CO. do hereby  
 certify the above described property and the  
 shown is a correct representation of said survey  
 P. J. M.

## LEGAL DESCRIPTION

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 (FORMERLY THE CHICAGO GREAT WESTERN RAILWAY COMPANY), AS SAID MAIN TRACK IS NOW LOCATED, AND ON THE EASTELY 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.

PINS:           06-09-102-024  
                  06-09-102-018



**PROPOSED SITE PLAN**   
 SCALE 1"=30'-0"

**Lombard Motors, Inc.**  
 1125 E. St. Charles Rd.  
 Lombard, IL 60148



## Nowakowski, Tamara

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**From:** Ganser, Jennifer  
**Sent:** Tuesday, October 21, 2014 1:25 PM  
**To:** Nowakowski, Tamara  
**Subject:** FW: Plan Commission 10/20

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**From:** FARHAN KARIM [[mailto:karim\\_farhan@hotmail.com](mailto:karim_farhan@hotmail.com)]  
**Sent:** Monday, October 20, 2014 11:36 PM  
**To:** Ganser, Jennifer  
**Subject:** Plan Commission 10/20

Dear Jennifer

Ref: PC 14-35

Thank you for all your help and time with the plan Commission meeting.

I would like to request the waiver of the first reading and move to the Nov 6th final board meeting, due to the upcoming closing of the property .

Is there a form to request the waiver?

Thank you

Farhan Karim

6300-400-8786

**ORDINANCE NO. \_\_\_\_\_**

**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 \_\_\_\_ day of \_\_\_\_\_, 2014.

Ordinance No. \_\_\_\_\_  
Re: PC 14-35  
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Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2014, pursuant to a roll call vote as follows:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Keith T. Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

Published in pamphlet from this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Sharon Kuderna, Village Clerk