

8 1 0 4 7 6 9 3
Tx:40402445

KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
02/28/2022 11:23 AM

DOCUMENT # R2022-021277

ORDINANCE 8021

AN ORDINANCE GRANTING APPROVAL OF CONDITIONAL USES AND COMPANION VARIANCES FROM THE LOMBARD CODE OF ORDINANCES

PIN(s): 06-05-425-016, 06-05-425-015 and 06-05-428-001

ADDRESS: 640 E. St. Charles Road, Lombard, IL

**Prepared by and Return To:
Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148**



I, **Sheila York**, 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 8021

AN ORDINANCE GRANTING APPROVAL OF CONDITIONAL
USES AND COMPANION VARIANCES FROM THE LOMBARD
CODE OF ORDINANCES

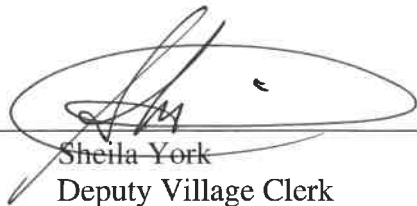
PIN(s) : 06-05-425-016, 06-05-425-015 and 06-05-428-001

ADDRESS: 640 E. St Charles Road, Lombard, IL

of the said Village as it appears from the official records
of said Village duly approved this 6th
day of January, 2022.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate
Seal of said **Village of Lombard**, Du Page County, Illinois this 18th
day of February 2022.




Sheila York
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

**ORDINANCE 8021
PAMPHLET**

PC 21-29: 640 E. ST. CHARLES ROAD – RECYCLED AUTO PARTS



PUBLISHED IN PAMPHLET FORM THIS 7th OF JANUARY, 2022, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.


Elizabeth Brezinski
Village Clerk

ORDINANCE NO. 8021

AN ORDINANCE GRANTING APPROVAL OF CONDITIONAL USES AND COMPANION VARIANCES FROM THE LOMBARD CODE OF ORDINANCES

(PC 21-29: 640 E. St. Charles Road, Recycled Auto Parts)

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 variances 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 December 20, 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 uses and companion variances 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 conditional uses and the following companion variances 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. Conditional use pursuant to Section 155.305 to allow the current legal nonconforming use (auto salvage yard) to continue with the construction of a new building and demolition of the existing building;
2. Conditional use pursuant to Section 155.416(C)(18) for off-site parking, which is an existing condition;
3. Variance for a front yard setback of 3' where 30' is required, pursuant to Section 155.416(F);
4. Variance for a side yard setback of 4', 4" where 10' is required, pursuant to Section 155.416(F);
5. Variance for open space of 2.23% where 10% is required, pursuant to Section 155.416(M), where the property currently has 0% open space; and
6. Variance for fence height of 14' where 4' is required pursuant to Section 155.205(A)(2);
7. Variance for a fence in the clear line of sight pursuant to Section 155.205(A)(2)(e).

SECTION 2: That this ordinance is limited and restricted to the subject property generally located at 640 W. St. Charles Road, Lombard, Illinois, and legally described as follows:

LOT 2, 3, 4, 5, 6, AND LOT 22, EXCEPT THE WEST 50 FEET THEREOF, IN BLOCK 5 IN SUNNYSIDE ADDITION TO LOMBARD, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 1925 AS DOCUMENT 191820, IN DUPAGE COUNTY, ILLINOIS.

PIN(s): 06-05-425-016 and 06-05-425-015

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11 EAST, EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 8, DISTANT 15 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE 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; THENCE WESTERLY, PARALLEL WITH SAID MAIN TRACK CENTERLINE A DISTANCE OF 610 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 35 FEET, MORE OR LESS, TO A POINT DISTANT 50 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE 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 CENTERLINE WAS ORIGINALLY LOCATION AND ESTABLISHED ACROSS SAID SECTIONS 5 AND 8; THENCE EASTERLY PARALLEL WITH SAID ORIGINAL MAIN TRACK CENTERLINE, SAID (LAST DESCRIBED) PARALLEL LINE BEING ALSO THE SOUTHERLY LINE OF ST. CHARLES ROAD, A DISTANCE OF 610 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID SECTION 8; THENCE SOUTHERLY ALONG SAID EAST LINE OF SECTION 8, A DISTANCE OF 35 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PIN 06-05-428-001

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

1. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. That the petitioner shall be required to apply for and receive building permits prior to construction;
3. The petitioner shall submit a plat of consolidation, to make the property into a lot of record, before building permits shall be issued;
4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11);

5. The conditional use is for the current use of an auto salvage business, permitted previously by the Court Decree of the Circuit Court of DuPage County in case No. 82 CH 327, consolidated with case numbers 82 OV 930 and 931;

6. The use shall not expand in size by the purchase of additional land or enlarging the buildings. Should this occur, the property owner would need to petition the Plan Commission for an expansion of a conditional use, and any other required zoning relief;

7. RAP, and other future owners and/or tenants, shall not pile or stack materials in whole or in part above the fenced level. Cars and car parts is included as materials;

8. If, for any reason, the parcel to the south (PIN 0605428001) becomes unavailable for off-site parking related to 640 E. St. Charles Road, an amendment to the conditional use and/or any necessary variations must be obtained in order to continue the use.

9. The extension of the new fence on the north side of the property should extend to the west side of the current lean-to structure. The fence should be the same 14' masonry fence to match the rest of the proposed fence.

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 _____, 2022.

First reading waived by action of the Board of Trustees this 6th of January, 2022.

Passed on second reading this 6th of January, 2022, pursuant to a roll call vote as follows:

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

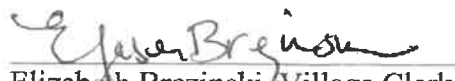
Nays: None

Absent: None

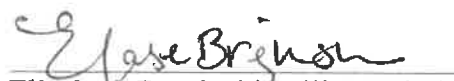
Approved by me this 6th of January, 2022.


Keith T. Giagnorio, Village President

ATTEST:


Elizabeth Brezinski, Village Clerk

Published in pamphlet from this 7th day of January, 2022.


Elizabeth Brezinski, Village Clerk