

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

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

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : December 28, 2022 **(BOT) Date:** January 6, 2022

SUBJECT: PC 21-29; 640 E. St. Charles Road, Recycled Auto Parts

SUBMITTED BY: William J. Heniff, AICP, Director 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 take the following actions on the subject property located within B4 Corridor Commercial District, to provide for the construction of a new principal building:

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).

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the January 6, 2022, Board of Trustees agenda with a waiver of first reading as requested by the petitioner.

Fiscal Impact/Funding Source:

Review (as necessary):

Finance Director _____

Village Manager _____

Date _____

Date _____

 