

*Re. Recorded  
because  
Section 4 D.  
s/b South  
not north*



**J.P. "RICK" CARNEY**  
DUPAGE COUNTY RECORDER  
OCT. 07, 1999 12:29 PM  
OTHER 06-09-102-027  
007 PAGES R1999-212694

**ORDINANCE NO. 4711  
AN ORDINANCE GRANTING A CONDITIONAL USE  
PURSUANT TO TITLE 15, CHAPTER 155, SECTION  
155.415.C OF THE LOMBARD ZONING ORDINANCE AND  
GRANTING A VARIATION TO TITLE 15, CHAPTER 155,  
SECTION 155.415.D OF THE LOMBARD ZONING  
ORDINANCE**

**PC-99-32: 1107-1115 E. St. Charles Road  
Lombard, Illinois**

**PIN: 06-09-102-027 and 06-09-102-018 (pt.)**

**Return To:**

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

**ORDINANCE NO. 4711**

**AN ORDINANCE GRANTING A CONDITIONAL USE PURSUANT TO  
TITLE 15, CHAPTER 155, SECTION 155.415.C OF THE LOMBARD ZONING  
ORDINANCE AND A GRANTING A VARIATION TO TITLE 15, CHAPTER 155,  
SECTION 155.415.D OF THE LOMBARD ZONING ORDINANCE**

(PC 99-32: 1107 - 1115 East St. Charles Road, Lombard, IL)

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, the subject property is zoned B4 Community Commercial District; and,

WHEREAS, an application has been filed requesting approval of a conditional use to provide for an automobile service facility on the property described in Section 3 below; and,

WHEREAS, an application has been filed requesting a variation from Title 15, Chapter 155, Section 155.415.D of said Zoning Ordinance to reduce the required lot area from 40,000 square feet to 35,100 square feet for the property described in Section 3 below; and

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on August 16, 1999, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its findings and recommendations with the President and Board of Trustees recommending approval of the conditional use and variations 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:

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**SECTION 1:** That a conditional use is hereby granted for the property described in Section 3 below and pursuant to Title 15, Chapter 155, Section 415.C of the Village of Lombard Zoning Ordinance so as to allow said property to be used for an automobile service facility.

**SECTION 2:** That a variation is hereby granted for the property described in Section 3 below from to Title 15, Chapter 155, Section 155.415.D of said Zoning Ordinance to reduce the minimum required lot area from 40,000 square feet to 35,100 square feet.

**SECTION 3:** That this ordinance is limited and restricted to the property generally located at 1107 - 1115 East St. Charles Road, Lombard, Illinois, and legally described as follows:

PARCEL 1: LOT 21 IN CHIDLOW'S ADDITION TO WESTMORE, BEING A SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 25, 1925 AS DOCUMENT 200324 AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 19, 1926 AS DOCUMENT 223430 IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: LOT 1 IN THOMPSON'S RESUBDIVISION OF LOTS 22 AND 23 IN CHIDLOW'S ADDITION TO WESTMORE, (NOW PART OF THE VILLAGE OF LOMBARD), BEING A SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1968 AS DOCUMENT R68-10772 IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: 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 OF 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 LOT 1 IN THOMPSON'S RESUBDIVISION

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(DOCUMENT R68-10772) AND THE SOUTHERLY LINE OF LOT 21 IN CHIDLOW'S ADDITION TO WESTMORE (DOCUMENT 200324); 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 NORTH WESTERN TRANSPORTATION COMPANY (FORMERLY THE CHICAGO GREAT WESTERN RAILWAY COMPANY), AS SAID MAIN TRACK IS NOW LOCATED; AND ON THE EASTERLY SIDE BY THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 1 IN SAID THOMPSON'S RESUBDIVISION AND ON THE WESTERLY SIDE BY THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 21 IN SAID CHIDLOW'S ADDITION TO WESTMORE, IN DuPAGE COUNTY, ILLINOIS.

PINs: 06-09-102-027 and 06-09-102-018 (pt.)

SECTION 4: This ordinance shall be granted subject to compliance with the following conditions:

- A. That no future additions be made to the facility.
- B. That the facility meet the water recycling standards of the Lombard Code of Ordinances, or be granted a variation by the Public Works Department and the Village Board for this requirement. If a variation is granted, all standards and conditions of the variation must be met.
- C. That the pavement leading to each bay be striped to indicated the required stacking spaces.
- D. That the building be shifted south to be able to provide ten feet (10') of foundation landscaping on the north side of the building while maintaining at least an eighteen foot (18') drive aisle on the north side of the building.
- E. That traffic be one-way only on the site, with signs indicating this.
- F. That the location of the vacuums be sensitive to the neighbors and be at the discretion of the Community Development Director.
- G. That the north drive shall be a minimum of twenty-four feet (24') in width).

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- H. That the equipment room be protected with an automatic sprinkler system, monitored by an approved company that will initiate an alarm directly to DuComm or an approved UL-listed monitoring receiving station.
- I. That a single-user handicapped-accessible bathroom shall be required (although not required to be open to the public).
- J. That a minimum of one (1) 6A – 40 BC fire extinguisher shall be installed, accessible to the public, in an approved cabinet.
- K. That a solid or board-on-board wood fence, six feet (6') in height, shall be erected per Code, along the south property line. The fence shall be approved by the Department of Community Development during the building permit process.

SECTION 5: 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 2nd day of September, 1999.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

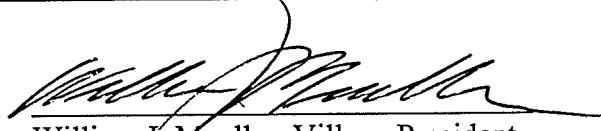
Passed on second reading this 16th day of September, 1999.

Ayes: Trustees Borgatell, Tross, Schaffer, Sebby, Florey & Kufrin

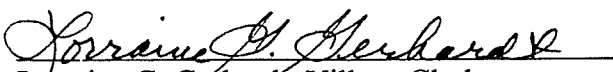
Nayes: None

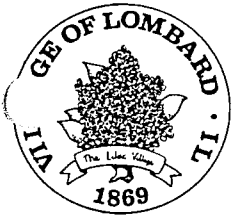
Absent: None

Approved this 16th day of September, 1999.

  
William J. Mueller, Village President

ATTEST:

  
Lorraine G. Gerhardt, Village Clerk

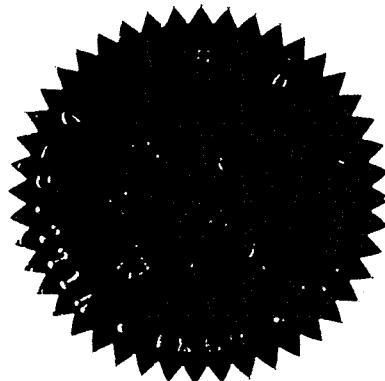


I, **Lorraine G. Gerhardt**, hereby certify that I am the duly qualified Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

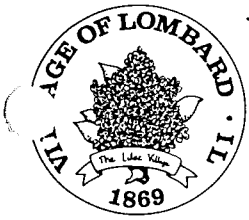
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ORDINANCE FOR 1107-1115 E. ST. CHARLES RD.  
PARCEL NUMBERS 06-09-102-027 AND 06-09-102-018 (PT)

of the said Village as it appears from the official records of said Village duly passed on SEPTEMBER 16, 1999.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 16th day of SEPTEMBER, 1999.



*Lorraine G. Gerhardt*  
Lorraine G. Gerhardt  
Village Clerk  
Village of Lombard  
DuPage County, Illinois  
*Christine Johnson*  
Deputy Clerk

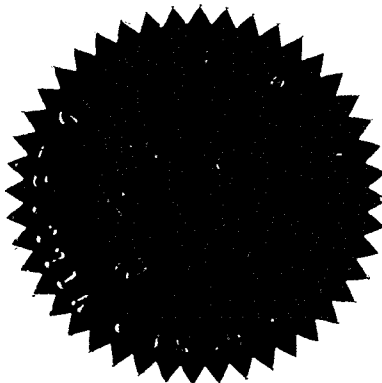


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Lorraine G. Gerhardt  
Village Clerk  
Village of Lombard  
DuPage County, Illinois  
*Robert Johnson*  
Deputy Clerk