

**FRED BUCHOLZ**  
DUPAGE COUNTY RECORDER  
NOV. 18, 2005 11:29 AM  
OTHER 03-31-301-030  
005 PAGES R2005-258921

**ORDINANCE NO. 5705**

**GRANTING A CONDITIONAL USE FOR AN  
AUTOMOBILE REPAIR ESTABLISHMENT LOCATED  
WITHIN THE I LIMITED INDUSTRIAL DISTRICT**

**Address: 980 Lombard Road, Lombard**

**PIN: 03-31-301-030 and 03-31-400-024**

**Return To:**

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

**ORDINANCE NO. 5705**

**AN ORDINANCE GRANTING A CONDITIONAL USE  
FOR AN AUTOMOBILE REPAIR ESTABLISHMENT  
LOCATED WITHIN THE I LIMITED INDUSTRIAL DISTRICT**

(PC 05-28: 980 Lombard 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; and,

WHEREAS, an application has heretofore been filed requesting approval of a conditional use for an automobile repair establishment on the subject property located within the I Limited Industrial District; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on July 18, 2005 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 the Ordinance is limited and restricted to the property generally located at 980 Lombard Road, Lombard, Illinois, and legally described as follows:

PARCEL 2:

THAT PART OF LOT 1 IN LOMBARD BUSINESS CENTER UNIT ONE, BEING A SUBDIVISION OF PART OF THE SOUTH ½ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 66, 1974 AS DOCUMENT NUMBER R74-56521, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHERLY NORTHWEST CORNER OF SAID LOT 1: THENCE SOUTH 89°43'15" EAST, ALONG THE NORTH LINE OF THE SOUTH ½ OF THE SOUTH ½ OF SAID SECTION 31, BEING ALSO A NORTH LINE OF SAID LOT 1, A DISTANCE OF 457.90

FEET TO A JOG IN SAID LINE; THENCE NORTH 00°13'28" WEST, ALONG A WEST LINE OF SAID LOT 1 A DISTANCE OF 25.00 FEET; THENCE SOUTH 89°43'15" EAST, PARALLEL WITH THE NORTH LINE OF THE SOUTH ½ OF THE SOUTH ½ OF SECTION 31, AFORESAID, 271.97 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING SOUTH 89°43'15", ALONG SAID PARALLEL LINE, 75.00 FEET; THENCE SOUTH 00°16'45" WEST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 388.71 FEET, TO A POINT IN THE NORTHEASTERLY LINE OF AN EASEMENT FOR INGRESS AND EGRESS PER DOCUMENT R88-127421, RECORDED NOVEMBER 4, 1988; THENCE NORTH 26°16'13" WEST, ALONG SAID NORTHEASTERLY LINE, BEING THE ARC OF A CIRCLE CONVEX NORTHEASTERLY, TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 45.07 FEET (THE CHORD OF WHICH ARC BEARS NORTH 52°05'35" WEST AND MEASURES 43.56 FEET); THENCE NORTH 00°16'45" EAST, 281.06 FEET TO THE POINT OF BEGINNING IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:  
EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 AND 2 AS SET FORTH IN DECLARATION OF EASEMENTS, RESTRICTIONS AND PROTECTIVE COVENANTS RECORDED NOVEMBER 4, 1988 AS DOCUMENT NO. R88-127421 AND AMENDED BY THE FIRST AMENDMENT RECORDED SEPTEMBER 13, 1989 AS DOCUMENT NO. R89-114297.

Parcel Number: 03-31-301-030 and 03-31-400-024

SECTION 2: That a conditional use for an automobile repair establishment is hereby granted for the Subject Property, subject to compliance with the following conditions:

1. That this conditional use shall be limited to the installation of accessories for van and truck equipment. Any other use other than the installation of van and truck accessory equipment shall be deemed a modification of a conditional use and would require new conditional use approval per Section 155.103 (F)(13) of the Zoning Ordinance.
2. All service and repair activities shall be done within the enclosed building.
3. That the petitioner shall satisfactorily address all of the comments within the IDRC report.
4. The petitioner shall develop the site in accordance with the Site Plan dated June 24, 2005 and submitted as part of this request.

Ordinance No. 5705  
Re: PC 05-28  
Page 3

SECTION 3: 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 18th day of August, 2005.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2005.


Passed on second reading this 1st day of September, 2005.

Ayes: Trustees Gron, Tross, O'Brien, Sebby, Florey and Soderstrom

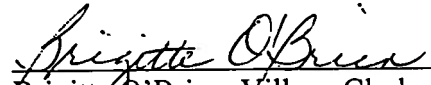
Nays: None

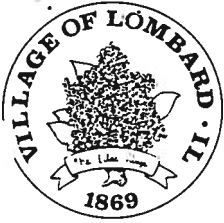
Absent: None

Approved this 1st day of September, 2005.

  
William J. Mueller, Village President

ATTEST:

  
Brigitte O'Brien, Village Clerk



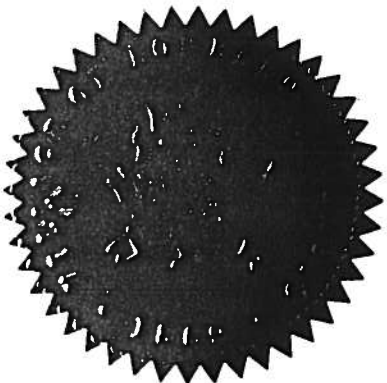
I, **Brigitte O'Brien**, hereby certify that I am the duly qualified Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Village Clerk, I maintain and am safekeeper of the records and files of the President and Board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


I further certify that attached hereto is a true and correct copy of ORDINANCE 5705

AN ORDINANCE GRANTING A CONDITIONAL  
USE FOR AN AUTOMOBILE REPAIR  
ESTABLISHMENT LOCATED WITHIN THE I  
LIMITED INDUSTRIAL DISTRICT, FOR THE  
PROPERTY LOCATED AT 980 LOMBARD ROAD,  
LOMBARD, DUPAGE COUNTY, ILLINOIS,  
PIN # 03-31-301-030 AND 03-31-400-024.

of the said Village as it appears from the official records of said Village duly passed on September 1, 2005.

In **Witness Whereof**, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 4<sup>th</sup> day of October, 2005.



  
\_\_\_\_\_  
Brigitte O'Brien  
Village Clerk  
Village of Lombard  
DuPage County, Illinois