

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


Resolution or Ordinance (Blue) 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 : July 9, 2021 (BOT) Date: July 15, 2021

SUBJECT: PC 21-15, Crash Champions, 1005 and 1015 N. Rohlwing Road –
Rezoning, Conditional Use for a Motor Vehicle Repair Business,
Companion Variations

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, Mark Kehoskie/Crash Champions, requests that the Village take the following actions on the subject property located within R1 Single-Family Residence District:

1. Approve a map amendment from the R1 Single-Family Residence District to the B4 Corridor Commercial Zoning District;
2. Approve a conditional use, pursuant to Section 155.416(C)(16) of the Lombard Code of Ordinances for Conditional Uses in the B4 District, to allow for a motor vehicle repair business (collision repair shop);
3. A zoning variation from Sections 155.416(J) and 155.707(A)(4) of the Lombard Code of Ordinances to allow a transitional landscape yard with a width of ten feet (10'), where a width of thirty feet (30') is required, along the north property line; and
4. A zoning variation from Section 155.205(A)(2)(c)(i) of the Lombard Code of Ordinances to allow a six-foot (6') tall fence in the required front yard, where a maximum height of four feet is allowed.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the July 15, 2021, Board of Trustees agenda with a waiver of first reading.


Review (as necessary):

Finance Director _____	Date _____
Village Manager _____	Date _____



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

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

MEETING DATE: July 15, 2021

SUBJECT: **PC 21-15, Crash Champions, 1005 and 1015 N. Rohlwing Road – Rezoning, Conditional Use for a Motor Vehicle Repair Business, Companion Variations**

Please find the following items for Village Board consideration as part of the July 15, 2021, Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 21-15;
3. An Ordinance granting a map amendment for the property located at 1005 and 1015 N. Rohlwing Road; and
4. An Ordinance granting approval of a conditional use and companion variations for a property located at 1005 and 1015 N. Rohlwing Road.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the July 15, 2021, Board of Trustees agenda with a waiver of first reading.



VILLAGE OF LOMBARD

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July 15, 2021

Village President
Keith T. Giagnorio

Village Clerk
Liz Brezinski

Trustees
Brian LaVaque, Dist. 1
Anthony Puccio, Dist. 2
Bernie Dudek, Dist. 3
Andrew Honig, Dist. 4
Dan Militello, Dist. 5
Bob Bachner, 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 21-15, Crash Champions, 1005 & 1015 N.
Rohlwing Road**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition.

The petitioner, Mark Kehoskie/Crash Champions, requests that the Village take the following actions on the subject property located within R1 Single-Family Residence District:

1. Approve a map amendment from the R1 Single-Family Residence District to the B4 Corridor Commercial Zoning District;
2. Approve a conditional use, pursuant to Section 155.416(C)(16) of the Lombard Code of Ordinances for Conditional Uses in the B4 District, to allow for a motor vehicle repair business (collision repair shop);
3. A zoning variation from Sections 155.416(J) and 155.707(A)(4) of the Lombard Code of Ordinances to allow a transitional landscape yard with a width of ten feet (10'), where a width of thirty feet (30') is required, along the north property line; and
4. A zoning variation from Section 155.205(A)(2)(c)(i) of the Lombard Code of Ordinances to allow a six-foot (6') tall fence in the required front yard, where a maximum height of four feet is allowed.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on June 21, 2021. Sworn in to present the petition was Anna Papke, Senior Planner, and Mark Kehoskie, Gabriel Garcia, and Scott Schrimmer on behalf of the petitioners.

Vice-Chair Flint read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, he proceeded with the petition.

Mark Kehoskie presented the petition. He noted that Crash Champions is a national operator with many locations in Illinois. The company invests in its facilities, and take care to design facilities that complement their surroundings.

Mr. Kehoskie outlined the petitioner's requested entitlements. He said Crash Champions had worked with Village staff to design the site generally in compliance with Village Code. He noted the project engineer and architect were available to answer specific questions if needed.

Mr. Kehoskie said that Crash Champions had purchased and taken over operations at the former DuPage Auto Body at 1005 N. Rohlwing Road. The petitioner also planned to purchase the vacant property at 1015 N. Rohlwing Road in order to expand the existing building to a 18,000 square foot facility. He noted Crash Champions is a green operator and as such is exempt from some Illinois EPA regulations. The business uses green paint and there are no noxious odors. Crash Champions will be a good neighbor.

Vice-Chair Flint asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked for the staff report.

Ms. Papke presented the staff report, which was submitted to the public record in its entirety. Crash Champions operates the collision repair business at 1005 N. Rohlwing Road. Crash Champions proposes to expand the business onto the adjacent vacant parcel at 1015 N. Rohlwing Road. Planned improvements include an addition to the building and an expanded parking area. Both parcels are presently zoned R1, which is the default zoning assigned to property when it is annexed into the Village. The petitioner is requesting rezoning of both parcels to B4 as part of this petition. Staff notes the Comprehensive Plan recommends industrial, office and commercial uses on the subject property. The proposed B4 zoning is consistent with this designation.

The petitioner is also seeking a conditional use approval for motor vehicle repair business on the subject property. Staff finds the expanded collision repair business will be compatible with nearby development, and supports the conditional use.

Finally, the petitioner requests a variation for a transitional landscape yard along the north property line, and a variation to allow a six-foot tall fence in the front yard of the property. Staff has reviewed both variances and finds them reasonable given the proposed use and the surrounding development.

Staff recommended approval of the petition subject to the conditions in the staff report.

Vice-Chair Flint asked if there were any questions or comments on the staff report. Hearing none, he opened the meeting for comments among the Commissioners.

Commissioner Johnston thanked the petitioner for choosing Lombard as a location for the business.

Commissioner Sweetser asked for more information on how customers will access the site given the cross access with the drive-through restaurant to the south. Mr. Kehoskie and Mr. Garcia, the project engineer, explained that the proposed plans show a reconfiguration of the parking lot near the existing cross access. They are also planning to remove the overhead garage door that faces Rohlwing Road, which should alleviate some congestion in the cross-access drive.

Commissioner Sweetser asked about the restricted access to the parking lot on the north side of the property. Mr. Kehoskie said the parking area would be fenced in order to provide security and to screen vehicles from view.

On a motion by Commissioner Johnston, and a second by Commissioner Invergo, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 21-15 subject to the four (4) conditions in the staff report:

1. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
2. That the petitioner shall submit a plat of consolidation prior to issuance of a building permit;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Respectfully,

VILLAGE OF LOMBARD

Steve Flint, Vice Chairperson
Lombard Plan Commission

June 21, 2021

Title

PC 21-15

Petitioner

Mark Kehoskie
601 Oakmont Lane, Suite 400
Westmont, IL 60559

Property Owner

My Property Holdings
601 Oakmont Lane, Suite 400
Westmont, IL 60559

Property Location

1005 and 1015 N. Rohlwing Road

Zoning

R1 Single-Family Residence
District

Existing Land Use

Existing auto body shop (1005)
and vacant (1015)

Comprehensive Plan

Mixed Industrial, Office and
Commercial

Approval Sought

Map amendment from R1 to B4,
and approval of a conditional use
for a motor vehicle repair business
with companion variations.

Prepared By

Anna Papke, AICP
Senior Planner



LOCATION MAP

DESCRIPTION

Crash Champions, LLC, recently acquired and operates the motor vehicle collision repair business at 1005 N. Rohlwing Road (former DuPage Auto Body). Crash Champions proposes to acquire the vacant property at 1015 N. Rohlwing Road in order to expand the existing business. Planned improvements include an addition to the building and an expanded parking area. The petitioner requires zoning entitlements to develop the property as proposed.

EXISTING CONDITIONS

The property at 1005 N. Rohlwing Road is currently developed with a motor vehicle repair business (auto body repair shop). The property at 1015 N. Rohlwing Road is vacant.

APPROVAL(S) REQUIRED

The petitioner requests that the Village take the following actions on the subject property located within R1 Single-Family Residence District:

1. Approve a map amendment from the R1 Single-Family Residence District to the B4 Corridor Commercial Zoning District;

Project Details

Parcel Size:	1.72 acres
Building Area:	18,181 SF
Parking:	45 spaces
Building Height:	One story (24'4")

Submittals

1. Petitions for public hearing, dated May 27, 2021;
2. Response to standards for map amendments, conditional use, and variations, submitted 6/8/21;
3. Boundary, easement, and topographic survey, prepared by DesignTek Engineering, Inc., dated 12/29/20;
4. ALTA/NSPS land title survey, prepared by DesignTek Engineering, Inc., dated 11/23/20;
5. Preliminary engineering plans, prepared by DesignTek Engineering, Inc., dated 3/8/21;
6. Architectural plans, prepared by Ideal Designs, dated 5/18/21;
7. Landscape plan, prepared by J.G.S. Landscape Architects, dated 3/25/21; and
8. Sign plans, prepared by Image 360.

2. Approve a conditional use, pursuant to Section 155.416(C)(16) of the Lombard Code of Ordinances for Conditional Uses in the B4 District, to allow for a motor vehicle repair business (collision repair shop);
3. A zoning variation from Sections 155.416(J) and 155.707(A)(4) of the Lombard Code of Ordinances to allow a transitional landscape yard with a width of ten feet (10'), where a width of thirty feet (30') is required, along the north property line; and
4. A zoning variation from Section 155.205(A)(2)(c)(i) of the Lombard Code of Ordinances to allow a six-foot (6') tall fence in the required front yard, where a maximum height of four feet is allowed.

INTER-DEPARTMENTAL REVIEW**Building Division:**

The Building Division has no comments on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has the following comments on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

1. The building will need proper water service for the sprinkler and fire alarm system that will need to be installed.

Private Engineering Services (PES):

Private Engineering Services has no comments on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has the following comments on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

1. The required public sidewalk shall also be extended across the existing, southern driveway per §154.306(D)(3)(b).
2. Parkway trees are required along the entire length of the abutting public right-of-way per §154.306(D)(3)(d). Due to the public-right of-way belonging to IDOT and the presence of overhead utility lines, these trees shall be changed to a species of mature height less than 20 feet, and be installed/maintained by the petitioner on private property.

Planning Services Division:

The Planning Services Division notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning	Land Use
North	R1	Single-family home/contractor storage yard
South	B4	Gas station and McDonald’s restaurant
East	B4	Comfort Suites hotel
West	B3PD	Shopping center

The area surrounding the subject property is developed with a mixture of high-intensity commercial and industrial uses. Several of the businesses in the immediate area are auto-oriented (gas stations, fast food restaurants). The existing collision repair shop has been compatible with surrounding land uses. The proposed expansion of the business is consistent with the zoning and land uses of surrounding properties.

2. Comprehensive Plan Compatibility

The Comprehensive Plan designates this property as suitable for mixed industrial, office and commercial development. A car wash is consistent with this designation.

3. Zoning Ordinance Compatibility

The proposed zoning of the subject property is B4, Corridor Commercial Zoning District. With the exception of the variations discussed below, the proposed development is consistent with the Lombard Zoning Ordinance. Staff notes the following with respect to this petition’s consistency with the Zoning Ordinance:

- The subject property is presently two separate lots. Village code requires to two properties to be consolidated into one lot of record prior to the issuance of a building permit. Once consolidated, the subject property will meet the minimum lot width and lot area requirements for the B4 District.
- The proposed use, motor vehicle repair, is a conditional use in the B4 District.
- The building height, at 24’4”, meets the standards for the B4 District.
- The property is required to maintain 10% of the area of the site in open space. This requirement will be met.
- The site will meet the requirements of the Zoning Ordinance with regard to parking spaces for motor vehicle repair.
- The petitioner has submitted a landscape plan. Staff has reviewed this plan and finds it meets the landscaping requirements in Village Code. Planning staff reiterates Public Works’ comment that trees planted near the Rohlwing Road right-of-way shall be of a species less than 20 feet tall at maturity.
- The petitioner has submitted sign plans. Staff has reviewed these plans and notes the following:

- The combined surface area of the two wall signs proposed for the building is less than the maximum allowable 100 square feet of signage for the subject property.
- The sign plans show two freestanding monument signs. Village Code permits one freestanding sign on the subject property. The petitioner will need to revise the plans accordingly prior to submitting for a sign permit. Staff further notes that the freestanding sign will need to meet required setbacks and be outside all clear line of sight areas.

4. Request for Map Amendment

The subject property is presently zoned R1 Single-Family Residence District. R1 is the default zoning classification assigned to all property that is annexed from DuPage County into the Village. After property is annexed into the Village, the R1 zoning classification remains until a developer comes forward with a proposal for development or redevelopment.

The petitioner requests rezoning of the subject property in order to expand the existing auto collision repair business at 1005 N. Rohlwing Road. The proposed zoning classification of B4 Corridor Commercial Zoning District is consistent with the zoning on property adjacent to the south and east of the subject property, and is compatible with the surrounding development in the immediate area. A B4 zoning classification is consistent with the Comprehensive Plan’s recommendation of mixed industrial, office and commercial development. Staff supports the proposed map amendment.

5. Request for Conditional Use Approval – Motor Vehicle Repair Business

The petitioner proposes to expand an existing motor vehicle collision repair business. Expansion of a conditional use requires approval through the Plan Commission/Village Board public hearing process. In analyzing the petition, staff finds the expanded collision repair business will be compatible with nearby development and will not create negative impacts on neighboring properties. Development in the surrounding area is characterized by auto-oriented uses. Staff supports this request.

6. Requests for Zoning Variations

- A. Variation from Section 155.416(J) and 155.707(A)(4) to reduce width of transitional landscape yard from 30 feet to ten feet along the north property line.*

The property adjacent to the north of the subject property is zoned R1. The Zoning Ordinance requires a 30-foot landscape buffer on commercial properties that are adjacent to residentially-zoned properties. Commercial properties adjacent to other commercial properties are not required to provide the 30-foot landscape buffer.

The property adjacent to the north was zoned R1 by default when it was annexed into the Village in 2003. Since the property has not undergone redevelopment, the R1 zoning has remained. At present the property is developed with a single-family house and a contractor’s storage yard, and the Comprehensive Plan recommends mixed industrial, office and uses on the property. Should the

property redevelop, staff expects it would be as a high-intensity commercial use given the property's location and the uses on adjacent properties.

The proposed development on the subject property meets the perimeter landscape requirements for commercial properties adjacent to other commercial properties. Given the likelihood that the adjacent property will remain a commercial use, staff supports the requested variation.

- B. *Variation from Section 155.205(A)(2)(c)(i) of the Lombard Code of Ordinances to allow a six-foot (6') tall fence in the required front yard, where a maximum height of four feet is allowed.*

The petitioner plans to construct a six-foot tall privacy fence around the parking area on the north side of the subject property. Per the submitted plans, this will be a solid-construction wood and PVC fence. The west side of the fence will encroach into the 30-foot front yard setback, where the maximum permitted fence height is four feet. The petitioner requests a variance to allow a six-foot tall fence in this area to provide screening for the parking area, where vehicles awaiting repairs or pick up by customers will be parked.

In review of the request, staff notes that the fence will be set back 20 feet from the front property line and thus will have limited aesthetic impact upon the Rohlwing Road corridor. The petitioner's desire for a six-foot tall fence around this parking lot is understandable given the operational requirements of the business. Staff supports this variation.

7. Traffic Circulation

Staff notes the following for informational purposes:

- There is currently a drive aisle on the south side of the subject property that provides cross access to the gas station and fast food restaurant on the property to the south. Cross access between the two properties was established when the adjacent property to the south was annexed into the Village and developed (PC 94-12). Staff notes that the proposed reconfiguration of the parking area on the south side of the subject property will reduce potential conflict points within the cross-access drive aisle.
- The fence around the north parking lot will include a gate across the proposed driveway connection to Rohlwing Road. The gate is noted as being 20' back from the front property line, which will provide adequate room for a vehicle to turn into the driveway and wait for the gate to open without blocking traffic in the right-of-way. If the business intends to keep this gate closed during business hours, staff recommends the business install "exit only" signs discourage vehicles from turning into the north driveway. The business should be prepared to reassess the need for such signage as business operations change over time.

SITE HISTORY

BOT 02-20: Annexation of subject property

FINDINGS & RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards for a map amendment, conditional use, and variations, as established by the Lombard Zoning Ordinance. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and testimony presented, the proposed site plan with a map amendment, conditional use, and variations, **complies** with the standards required by the Village of Lombard Zoning Ordinance; 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 I recommend to the Corporate Authorities **approval** of PC 21-15, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
2. That the petitioner shall submit a plat of consolidation prior to issuance of a building permit;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

William J. Heniff, AICP
Director of Community Development

c. Petitioner

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ORDINANCE NO. _____

AN ORDINANCE APPROVING A MAP AMENDMENT (REZONING) TO THE LOMBARD ZONING ORDINANCE TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS

(PC 21-15: 1005 & 1015 N. Rohlwing Road, Crash Champions)

(See also Ordinance No.(s)_____)

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 a map amendment for the purpose of rezoning the property located at 1005 and 1015 N. Rohlwing Road, and described in Section 2 hereto, from R1 Single-Family Residence District to B4 Corridor Commercial District; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on June 21, 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 rezoning 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 Title 15, Chapter 155 of the Code of Lombard, Illinois, otherwise known as the Lombard Zoning Ordinance, be and is hereby amended so as to rezone the property described in Section 2 below to B4 Corridor Commercial District.

Ordinance No. _____
Re: PC 21-15
Page 2

SECTION 2: This ordinance is limited and restricted to the property generally located at 1005 and 1015 N. Rohlwing Road, Lombard, Illinois, and legally described as follows:

PARCEL 1: THE NORTHERLY 150 FEET OF THE WESTERLY 264 FEET OF LOT 2, LYING EAST OF THE EAST LINE OF ROUTE 53, IN GAUGER'S ASSESSMENT PLAT OF A PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1946 AS DOCUMENT NO. 504356, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE WEST 264.0 FEET (EXCEPT THE NORTHERLY 150.0 FEET THEREOF) OF LOT 2, LYING EAST OF THE EAST LINE OF ROUTE 53, IN GAUGER'S ASSESSMENT PLAT OF A PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1946, AS DOCUMENT NO. 504356, IN DUPAGE COUNTY, ILLINOIS.

PIN(s): 03-31-301-008 and 03-31-301-009

SECTION 3: That the official zoning map of the Village of Lombard be changed in conformance with the provisions of this ordinance.

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 _____, 2021.

Passed on second reading this ____ day of _____, 2021, pursuant to a roll call vote as follows:

Ayes: _____

Nayes: _____

Absent: _____

Ordinance No. _____

Re: PC 21-15

Page 3

Approved this _____, day of _____, 2021.

Keith T. Giagnorio, Village President

ATTEST:

Elizabeth Brezinski, Village Clerk

Published in pamphlet from this _____ day of _____, 2021.

Elizabeth Brezinski, Village Clerk

ORDINANCE NO. _____

**AN ORDINANCE GRANTING APPROVAL OF A CONDITIONAL USE
AND COMPANION VARIATIONS FROM THE LOMBARD CODE OF
ORDINANCES**

(PC 21-15: 1005 & 1015 N. Rohlwing Road, Crash Champions)

(See also Ordinance No(s)._____)

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 variations 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 June 21, 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 use and companion 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:

SECTION 1: That a conditional use and the following companion variations 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. A conditional use, pursuant to Section 155.416(C)(16) of the Lombard Code of Ordinances for Conditional Uses in the B4 District, to allow for a motor vehicle repair business (collision repair shop);

2. A zoning variation from Sections 155.416(J) and 155.707(A)(4) of the Lombard Code of Ordinances to allow a transitional landscape yard with a width of ten feet (10'), where a width of thirty feet (30') is required, along the north property line; and
3. A zoning variation from Section 155.205(A)(2)(c)(i) of the Lombard Code of Ordinances to allow a six-foot (6') tall fence in the required front yard, where a maximum height of four feet is allowed.

SECTION 2: That this ordinance is limited and restricted to the subject property generally located at 1005 and 1015 N. Rohlwing Road, Lombard, Illinois, and legally described as follows:

PARCEL 1: THE NORTHERLY 150 FEET OF THE WESTERLY 264 FEET OF LOT 2, LYING EAST OF THE EAST LINE OF ROUTE 53, IN GAUGER'S ASSESSMENT PLAT OF A PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1946 AS DOCUMENT NO. 504356, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE WEST 264.0 FEET (EXCEPT THE NORTHERLY 150.0 FEET THEREOF) OF LOT 2, LYING EAST OF THE EAST LINE OF ROUTE 53, IN GAUGER'S ASSESSMENT PLAT OF A PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1946, AS DOCUMENT NO. 504356, IN DUPAGE COUNTY, ILLINOIS.

PIN(s): 03-31-301-008 and 03-31-301-009

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

1. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
2. That the petitioner shall submit a plat of consolidation prior to issuance of a building permit;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and

Ordinance No. _____
Re: PC 21-15
Page 3

4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

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 _____, 2021.

Passed on second reading this _____ day of _____, 2021, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this _____ day of _____, 2021.

Keith T. Giagnorio, Village President

ATTEST:

Elizabeth Brezinski, Village Clerk

Published in pamphlet from this _____ day of _____, 2021.

Elizabeth Brezinski, Village Clerk