



8 0 9 3 7 4 2 5
Tx:40333816

KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
08/12/2021 09:28 AM

DOCUMENT # R2021-121678

ORDINANCE 7963

AN ORDINANCE GRANTING A CONDITIONAL USE FOR A MOTOR VEHICLE REPAIR BUSINESS PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.420(C)(21) OF THE LOMBARD ZONING ORDINANCE

PIN(s): 03-31-401-042

ADDRESS: 1016 N. Ridge Avenue, Lombard, IL

Prepared by and Return To:

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



I, **Janet Downer**, 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 7963

AN ORDINANCE GRANTING A CONDITIONAL USE
FOR A MOTOR VEHICLE REPAIR BUSINESS
PURSUANT TO TITLE 15, CHAPTER 155, SECTION
155.420(C)(21) OF THE LOMBARD ZONING
ORDINANCE

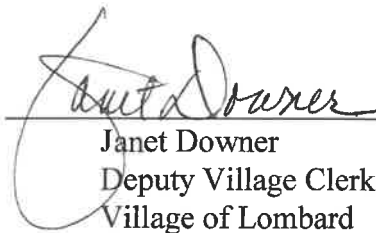
PIN(s) : 03-31-401-042

ADDRESS: 1016 N. Ridge Avenue, Lombard, IL

of the said Village as it appears from the official records
of said Village duly approved this 15th
day of July, 2021.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate
Seal of said **Village of Lombard**, Du Page County, Illinois this 6th
day of August 2021.





Janet Downer
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

**ORDINANCE 7963
PAMPHLET**

**PC 21-13: VN SERVICE, LLC, MOTOR VEHICLE REPAIR BUSINESS
1016 N. RIDGE AVENUE**



PUBLISHED IN PAMPHLET FORM THIS 16TH DAY OF JULY 2021, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.

Elizabeth Brezinski

Elizabeth Brezinski
Village Clerk

By: *Scott A. Swager*
Deputy Village Clerk

ORDINANCE NO. 7963

AN ORDINANCE GRANTING A CONDITIONAL USE FOR A MOTOR VEHICLE REPAIR BUSINESS PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.420(C)(21) OF THE LOMBARD ZONING ORDINANCE

PC 21-13; 1016 N. Ridge Avenue

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 as defined below is zoned I Limited Industrial District; and,

WHEREAS, an application has been filed requesting approval for a conditional use pursuant to Section 155.420(C)(21) of the Lombard Zoning Ordinance to allow a motor vehicle repair business; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on June 21, 2021, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the conditional use, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions 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 following conditional use for a motor vehicle repair business is hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3.

SECTION 2: That this Ordinance is limited and restricted to the property located at 1016 N. Ridge Avenue , Lombard, Illinois and legally described as follows:

LOT 1 IN W.E. ERICKSON CONSTRUCTION SUBDIVISION OF PART OF THE SOUTH EAST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 1978 AS DOCUMENT R78-29602, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 03-31-401-042; (the "Subject Property").

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report, including but not limited to:
 - a. Compliance with the Building Division's comment regarding the triple basin/oil separator;
 - b. Compliance with the Fire Department's comment regarding the need for a fire alarm and possible need for a fire sprinkler system; and
2. All motor vehicle repair activities shall be done within the enclosed building;
3. All parts and components of the service activities shall be stored within the enclosed building;
4. All parking on-site of vehicles being repaired shall be accommodated in designated parking spaces and will remain fully assembled while parked outside; and
5. 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 as provided by law.

Passed on first reading this _____ day of _____, 2021.

First reading waived by action of the Board of Trustees this 15th day of July, 2021.

Passed on second reading this 15th day of July, 2021, 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 15th day of July, 2021.

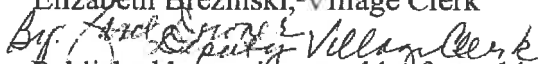
ATTEST:



Keith Giagnorio, Village President

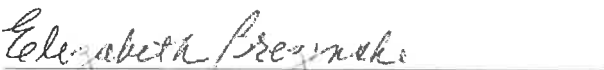


Elizabeth Brezinski, Village Clerk

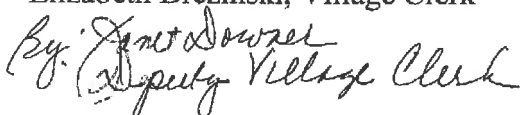


By: James Dowzel, Deputy Village Clerk

Published by me in pamphlet form this 16th day of July, 2021.



Elizabeth Brezinski, Village Clerk



By: James Dowzel, Deputy Village Clerk