



**FRED BUCHOLZ**

DUPAGE COUNTY RECORDER

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03-32-414-015

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R2012-042945

**ORDINANCE 6668**

**GRANTING CONDITIONAL USES PURSUANT TO TITLE  
15, CHAPTER 155, SECTION 155.416(C)(16)(17) AND (18) OF  
THE LOMBARD ZONING ORDINANCE**

**Address: 404 E. North Ave., Lombard, IL 60148**

**PIN: 03-32-414-015, 016, 017, 024 and 026**

**Return To:  
Village of Lombard  
255 E. Wilson Avenue  
Lombard, IL 60148 24-**

**ORDINANCE NO. 6668**

**AN ORDINANCE GRANTING CONDITIONAL USES  
PURSUANT TO TITLE 15, CHAPTER 155, SECTION  
155.416(C)(16)(17) AND (18) OF THE LOMBARD ZONING  
ORDINANCE**

(PC 11-23; 404 East North 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 B4 Corridor Commercial Shopping District; and,

WHEREAS, an application has been filed requesting approval conditional uses pursuant to Section 155.416(C)(16)(17) and (18) of the Lombard Zoning Ordinance to allow motor vehicle repair, sales and service; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on November 21, 2011 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 zoning actions described herein, subject to conditions; and,

WHEREAS, the President and Board of Trustees 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 uses 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:

Grant conditional uses pursuant to Section 155.416(C)(16)(17) and (18) of the Lombard Zoning Ordinance to allow motor vehicle repair, sales and service in the B4 Corridor Commercial Shopping District.

SECTION 2: That this Ordinance is limited and restricted to the properties located at 404 East North Avenue, Lombard, Illinois and legally described as follows:

LOT 1 IN ADDISON INVESTER'S SUBDIVISION OF LOTS 8, 9, AND 10 IN BLOCK 15 IN NORTH AVENUE MANOR, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ADDISON INVESTER'S SUBDIVISION RECORDED NOVEMBER 3, 1969 AS DOCUMENT R69-47783 AND LOTS 5 THROUGH 7, BOTH INCLUSIVE, IN BLOCK 15, SAID NORTH AVENUE MANOR, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 1928 AS DOCUMENT 269443, AND ALL THAT PART OF THE SOUTH HALF OF THE VACATED ALLEY LYING NORTH OF AND ADJACENT TO THE ABOVE DESCRIBED PROPERTY, ALL IN DUPAGE COUNTY, ILLINOIS.

Parcel Numbers: 03-32-414-015, 016, 017, 024 and 026; (the "Subject Property").

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

1. The subject property shall be developed in substantial compliance with the site and landscape plans prepared by KB Partnership, dated May 19, 2009 and submitted as part of this petition, except as they may be changed to conform with to Village codes and the following conditions below.
2. The petitioner shall apply for and receive a building permit for all improvements to be constructed on the subject property. Said permit(s) shall satisfactorily address all building, fire, public works and engineering comments set forth within the IDRC Report.

3. The petitioner shall submit for final approval a Plat of Consolidation to consolidate the five (5) lots prior to the issuance of a Final Certificate of Occupancy.
4. The petitioner shall limit the number of unregistered vehicles on the lot to a maximum of seventy (70) cars. Each car shall be permitted on the lot for a period of no more than six (6) months. A log of the unregistered vehicles with dates of arrival to the lot must be kept on site at all times, with access to the log by an employee of the Community Development Department of the Village of Lombard permitted at any time during business hours.
5. Vehicles from the subject property which are for sale, being serviced, or being repaired shall not be driven for testing purposes in the residential neighborhood north of the subject property.
6. A solid fence of no less than six feet (6') and no greater than eight feet (8') in height shall be maintained along the northern property line.
7. The conditional uses for motor vehicle service and motor vehicle repair shall be limited to vehicles for sale by Windy City Motorsports and the personal automobiles of their customers.
8. Any violation of the provisions set forth within the approved conditional use may result in a revocation of the Conditional Use for the property.
9. The "no left turn" sign located on LaLonde Ave. shall be properly maintained.

SECTION 4: This Ordinance, upon approval, shall be recorded by the Village with the Office of County Recorder.

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 1<sup>st</sup> day of December, 2011.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Ordinance No. 6668  
Re: PC 11-23  
Page 4

Passed on second reading this 27<sup>th</sup> day of December, 2011, pursuant to a roll call vote as follows:

Ayes: Trustees Gron, Giagnorio, Wilson, Breen, Fitzpatrick and Ware

Nays: None

Absent: None

Approved by me this 27<sup>th</sup> day of December, 2011.

  
William J. Mueller, Village President

ATTEST:

  
Brigitte O'Brien, Village Clerk

Published in pamphlet from this 28<sup>th</sup> day of December, 2011.

  
Brigitte O'Brien, Village Clerk



I, **Denise R. Kalke**, 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 6668

GRANTING CONDITIONAL USES PURSUANT TO TITLE 15,  
CHAPTER 155, SECTION 155.416(C)(16)(17) AND (18) OF THE  
LOMBARD ZONING ORDINANCE

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ADDRESS: 404 E. North Ave., Lombard, IL 60148

of the said Village as it appears from the official  
records of said Village duly approved this 27th  
day of December, 2011.

**In Witness Whereof**, I have hereunto affixed my official signature and  
the Corporate Seal of said **Village of Lombard**, Du Page County,  
Illinois this 7<sup>th</sup> day of March, 2012.



Denise R. Kalke  
Deputy Village Clerk  
Village of Lombard  
DuPage County, Illinois

