



KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
05/02/2022 08:57 AM

DOCUMENT # R2022-043543

ORDINANCE 8042

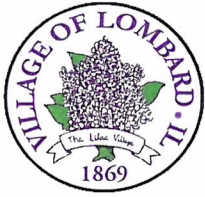
AN ORDINANCE GRANTING A CONDITIONAL USE FOR A MOTOR VEHICLE REPAIR BUSINESS PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.420(C)(21) OF THE LOMBARD ZONING ORDINANCE

PIN(s): 03-31-401-053 and 03-31-401-056

ADDRESS: 820 N. Ridge Avenue, Lombard, IL

Prepared by and Return To:

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



I, **Sheila York**, 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 8042

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

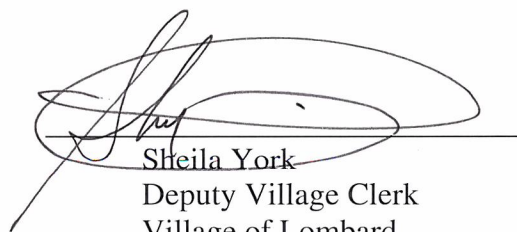
PIN(s) : 03-31-401-053 and 03-31-401-056

ADDRESS: 820 N. Ridge Avenue, Lombard, IL

of the said Village as it appears from the official records
of said Village duly approved this 7th
day of April, 2022.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate
Seal of said **Village of Lombard**, Du Page County, Illinois this 28th
day of April 2022.



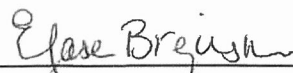

Sheila York
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

**ORDINANCE 8042
PAMPHLET**

**PC 22-04: 820 N. RIDGE AVENUE
AUTO SALES**



PUBLISHED IN PAMPHLET FORM THIS 8TH DAY OF APRIL, 2022, BY ORDER OF
THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.



Elizabeth Brezinski
Village Clerk

ORDINANCE NO. 8042

**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 22-04; 820 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 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 sales business; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on February 21, 2022, 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 sales business is hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3.

Ordinance No. 8042

Re: PC 22-04

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SECTION 2: That this Ordinance is limited and restricted to the property located at 820 N. Ridge Avenue, Lombard, Illinois and legally described as follows:

LOT 3 (EXCEPT THE NORTH 46.05 FEET THEREOF) AND LOT 4 IN LOMBARD BUSINESS CENTER THIRD RESUBDIVISION OF LOTS 1 AND 2 IN LOMBARD BUSINESS CENTER UNIT THREE, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 1978 AS DOCUMENT R1978-047483, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number(s): 03-31-401-053 and 03-31-401-056; (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 Fire Department and Building Division's comment regarding the no repair of vehicles inside the building unless additional fire protection is installed.
2. All temporary signage associated with the sale of motor vehicles is prohibited;
3. All vehicles are to be loaded and unloaded on the subject property and at no time shall any vehicle be loaded from or unloaded to public right-of-way;
4. All vehicles being detailed shall be performed inside the building only; and
5. All vehicles to be stored outside shall be limited to a maximum of four (4) and accommodated in designated parking spaces located south of the tenant's leased space identified in Figure 1; and
6. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

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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 17th day of March, 2022.

First reading waived by action of the Board of Trustees this ____ day of _____, 2022.

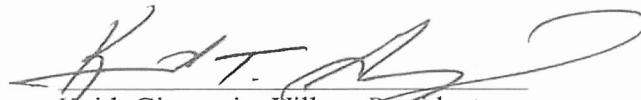
Passed on second reading this 7th day of April, 2022.

Ayes: Trustee LaVaque, Puccio, Dudek, Honig, Militello and Bachner


Nays: None.

Absent: None.


Approved by me this 7th day of April, 2022.


Keith Giagnorio, Village President

ATTEST:


Elizabeth Brezinski, Village Clerk

Published in pamphlet from this 8th day of April, 2022.


Elizabeth Brezinski, Village Clerk

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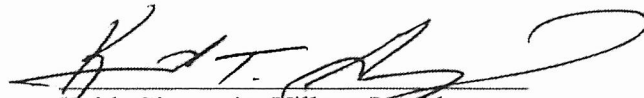
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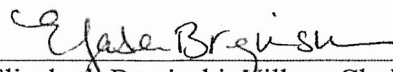
Nays: None.

Absent: None.

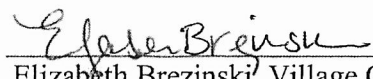
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Keith Giagnorio, Village President

ATTEST:


Elizabeth Brezinski, Village Clerk

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