


**ORDINANCE 8150  
PAMPHLET**

**PC 23-06: 901 N. RIDGE AVENUE UNIT 5  
VEHICLE STORAGE**



PUBLISHED IN PAMPHLET FORM THIS 21ST DAY OF APRIL, 2023, BY ORDER  
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE  
COUNTY, ILLINOIS.

  
Elizabeth Brezinski  
Village Clerk

**ORDINANCE NO. 8150**

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR  
MOTOR VEHICLE STORAGE PURSUANT TO TITLE 15,  
CHAPTER 155, SECTION 155.420(C)(39) OF THE LOMBARD  
CODE OF ORDINANCES**

PC 23-06; 901 N. Ridge Avenue, Unit 5

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)(39) of the Lombard Zoning Ordinance to allow for motor vehicle storage; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on March 20, 2023, 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 motor vehicle storage 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 901 N. Ridge Avenue, unit 5, Lombard, Illinois and legally described as follows:

THE NORTH 191.0 FEET OF THE SOUTH 350.0 FEET OF LOT 5 OF LOMBARD BUSINESS CENTER FIRST RESUBDIVISION OF LOT 1 IN LOMBARD BUSINESS CENTER UNIT 4, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED DECEMBER 22, 1977, AS DOCUMENTA77-118164, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 03-31-403-020 (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 triple basin requirement for any repair or service of vehicles.
2. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).
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. The maximum number of vehicles to be stored by the tenant at any time is three.

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 6th day of April, 2023.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2023.

Passed on second reading this 20th day of April, 2023.

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

Nays: None

Absent: Trustee Militello

Ordinance No. 8150  
Re: PC 23-06  
Page 3

Approved by me this 20th day of April, 2023.

  
Keith T. Giagnorio, Village President

ATTEST:

  
Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 21st day of April, 2023.

  
Elizabeth Brezinski, Village Clerk