

**ORDINANCE 8323  
PAMPHLET**

**PC 24-11: 10 W. NORTH AVENUE  
CHICAGO PALLET**



PUBLISHED IN PAMPHLET FORM THIS 24TH DAY OF JANUARY 2025, BY ORDER OF  
THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE  
COUNTY, ILLINOIS.

A handwritten signature in cursive script, reading "Elizabeth Brezinski", is written over a horizontal line.

Elizabeth Brezinski  
Village Clerk

**ORDINANCE NO. 8323**

**AN ORDINANCE GRANTING A CONDITIONAL USE  
PURSUANT TO SECTION 155.420(C)(39) OF THE LOMBARD  
VILLAGE CODE TO ALLOW FOR AN OUTSIDE MATERIALS  
STORAGE AREA ASSOCIATED WITH A MANUFACTURING  
BUSINESS OPERATING ON THE SUBJECT PROPERTY  
LOCATED WITHIN THE I LIMITED INDUSTRIAL DISTRICT.**

PC 24-11: 10 W. 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 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 an outside materials storage area associated with a manufacturing business operating on the subject property; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on December 16, 2024, 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 an outside materials storage area 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 10 W. North Avenue, Lombard, Illinois and legally described as follows:

PARCEL A;

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 31, AFORESAID; THENCE WEST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 60.0 FEET; THENCE NORTH ON A LINE 60.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 162.0 FEET TO THE POINT OF BEGINNING OF TRACT TO BE DESCRIBED; THENCE CONTINUING NORTH ALONG SAID PARALLEL LINE (BEING THE WEST LINE OF NORTH MAIN STREET), A DISTANCE OF 599.84 FEET; THENCE WEST AT RIGHT ANGLES 281.85 FEET; THENCE NORTH AT RIGHT ANGLES, 51.75 FEET; THENCE NORTH 9 DEGREES 27 MINUTES 45 SECONDS WEST, 209.86 FEET TO A LINE 376.35 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH ALONG SAID PARALLEL LINE, 458.0 FEET; THENCE WEST AT RIGHT ANGLES THERETO 47.0 FEET TO A LINE 423.35 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH ALONG SAID PARALLEL LINE, 463.08 FEET TO THE NORTH LINE OF NORTH AVENUE (DEDICATED AS PER DOCUMENT NUMBER 357215); THENCE EAST ALONG SAID NORTH LINE, 173.36 FEET TO A POINT 250.0 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE NORTHEASTERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 156 DEGREES 15 MINUTES 50 SECONDS, A DISTANCE OF 105.58 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 9 DEGREES 49 MINUTES 10 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 95.61 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL B:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 31, AFORESAID; THENCE WEST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 60 FEET; THENCE NORTH ON A LINE 60 FEET WEST OF AND

PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 761.84 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED, BEING THE NORTHEAST CORNER OF CLEARING INDUSTRIAL DISTRICT, INC., ASSESSMENT PLAT NUMBER 9, AS PER DOCUMENT NUMBER R72-7654 RECORDED FEBRUARY 15, 1972; THENCE DUE WEST ALONG THE NORTH LINE OF ASSESSMENT PLAT NUMBER 9, AFORESAID, 281.85 FEET; THENCE DUE NORTH ALONG AN EAST LINE OF ASSESSMENT PLAT NUMBER 9, AFORESAID, 51.75 FEET TO AN ANGLE POINT; THENCE NORTH 9 DEGREES 27 MINUTES 45 SECONDS WEST ALONG THE MOST NORTHEASTERLY LINE OF SAID ASSESSMENT PLAT NUMBER 9, A DISTANCE OF 142.18 FEET; THENCE DUE EAST 305.225 FEET TO THE AFOREMENTIONED LINE 60 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4; THENCE DUE SOUTH ALONG SAID PARALLEL LINE, 192.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS

PARCEL C:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF CLEARING INDUSTRIAL DISTRICT, INC., ASSESSMENT PLAT NUMBER 9, AS PER DOCUMENT NUMBER R72-7654 RECORDED FEBRUARY 15, 1972; THENCE DUE WEST 25.0 FEET TO A POINT ON A LINE 401.35 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE DUE SOUTH ALONG SAID PARALLEL LINE 161.53 FEET TO AN ANGLE POINT; THENCE SOUTH 10 DEGREES 30 MINUTES 00 SECONDS EAST, 137.19 FEET TO A POINT ON A WEST LINE OF SAID ASSESSMENT PLAT NUMBER 9; THENCE DUE NORTH ALONG SAID WEST LINE, 296.42 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

EXCEPTING:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 31, AFORESAID; THENCE ON AN ASSUMED BEARING OF SOUTH 88 DEGREES 13 MINUTES 34 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 31, 60.00 FEET; THENCE NORTH 2 DEGREES 14 MINUTES 39 SECONDS

WEST ALONG A LINE 60.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4, 162.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 74 DEGREES 29 MINUTES 57 SECONDS WEST, 20.02 FEET; THENCE NORTH 1 DEGREE 14 MINUTES 53 SECONDS EAST, 237.77 FEET; THENCE NORTH 2 DEGREES 14 MINUTES 39 SECONDS WEST, 224.44 FEET; THENCE NORTH 87 DEGREES 45 MINUTES 21 SECONDS EAST, 5.00 FEET TO THE WEST LINE OF NORTH MAIN STREET; THENCE SOUTH 2 DEGREES 14 MINUTES 39 SECONDS EAST ALONG THE WEST LINE OF NORTH MAIN STREET, 457.18 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 03-31-402-043, 03-31-402-019, and 03-31-402-018 (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;
2. 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;
3. That the materials stored outside shall be effectively screened by and not visible above the level of the fence around the storage area;
4. That the east and west perimeters of the parking lot shall be landscaped in accordance with Section 155.706(C)(3);
5. That the petitioner shall submit a plat of consolidation for the subject property;
6. That the petitioner shall apply for and receive building permits for the proposed improvements; and
7. That 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 9th day of January 2025.

Ordinance No. 8323  
Re: PC 24-11  
Page 5

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2025.

Passed on second reading this 23rd day of January 2025.

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

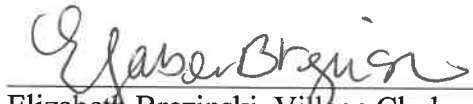
Nays: None

Absent: None

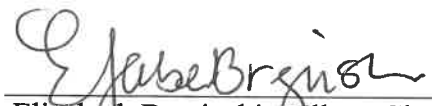
Approved by me this 23rd day of January 2025.

  
Keith T. Giagnorio, Village President

ATTEST:

  
Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 24th day of January 2025.

  
Elizabeth Brezinski, Village Clerk