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ELIZABETH M. CHAPLIN
RECORDER
DUPAGE COUNTY, IL
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PAGES: 6

ORDINANCE 8324

**AN ORDINANCE GRANTING APPROVAL OF CONDITIONAL
USE PURSUANT TO SECTION 155.416(C)(4) OF THE LOMBARD
ZONING ORDINANCE TO ALLOW FOR A BUILDING
MATERIAL AND PRODUCTS SALES AND STORAGE
ESTABLISHMENT LOCATED IN THE B4 CORRIDOR
COMMERCIAL ZONING DISTRICT**

PIN(s) : 06-04-309-025

**ADDRESS: 11 N. Chase Avenue and 734 E. St. Charles Road,
Lombard, Illinois**

**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 8324

AN ORDINANCE GRANTING APPROVAL OF CONDITIONAL USE
PURSUANT TO SECTION 155.416(C)(4) OF THE LOMBARD ZONING
ORDINANCE TO ALLOW FOR A BUILDING MATERIAL AND
PRODUCTS SALES AND STORAGE ESTABLISHMENT LOCATED IN
THE B4 CORRIDOR
COMMERCIAL ZONING DISTRICT


PIN(s) : 06-04-309-025

ADDRESS: 11 N Chase Avenue and 734 E. St. Charles Road, Lombard,
Illinois

of the said Village as it appears from the official records
of said Village duly approved this 23rd
day of January 2025.

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 March 2025.




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

**ORDINANCE 8324
PAMPHLET**

PC 24-12: 11 N. CHASE AND 734 E. ST. CHARLES ROAD



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. 8324

**AN ORDINANCE GRANTING APPROVAL OF CONDITIONAL USE
PURSUANT TO SECTION 155.416(C)(4) OF THE LOMBARD ZONING ORDINANCE
TO ALLOW FOR A BUILDING MATERIAL AND PRODUCTS SALES AND
STORAGE ESTABLISHMENT LOCATED IN THE B4 CORRIDOR
COMMERCIAL ZONING DISTRICT**

PC 24-12: 11 N. Chase Avenue and 734 E. St. Charles Road

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;

WHEREAS, the Subject Property as defined below is zoned B4; and,

WHEREAS, an application requests approval for a conditional use for a building material and products sales and storage establishment; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on December 16, 2024 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 conditional use described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations 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 a conditional use is hereby granted for the Subject Property, as described in Section 2 below, pursuant to Title 15, Chapter 155, Section 155.416(C)(4) of the Zoning Ordinance for a building material and products sales and storage establishment.

SECTION 2: This ordinance is limited and restricted to the property generally located at 11 N Chase Avenue and 734 E. St. Charles Road, Lombard, Illinois, and legally described as follows:

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LOT 84 IN ROBERTSON'S ST CHARLES ROAD ADDITION TO WESTMORE, BEING A SUBDIVISION IN THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1922 AS DOCUMENT NO. 157522 IN DUPAGE COUNTY, ILLINOIS.

PIN Number: 06-04-309-025 (the "Subject Property").

SECTION 3: The approvals set forth in SECTION 1 above shall be granted subject to compliance with the following conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request.
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.
3. Outdoor storage of materials is not allowed.
4. The conditional use is for 11 N. Chase Avenue and 734 E St Charles Road as delineated by the submitted floor plan. Any expansion of the business will require an application for the conditional use of any additional areas of the building.
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 9th day of January 2025.

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

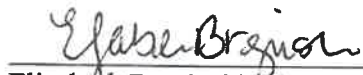
Absent: None

Approved by me this 23rd day of January 2025.

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Re: PC 24-12
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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