



DocId:20392005

Tx:40704136

ELIZABETH M. CHAPLIN
RECORDER
DUPAGE COUNTY, IL
03/04/2026 10:34 AM
DOC NO. R2026-013793
PAGES: 6

RECORDING COVER PAGE

ORDINANCE 8332

AN ORDINANCE GRANTING APPROVAL OF CONDITIONAL
USE PURSUANT TO SECTION 155.416(C)(15) AND (16) OF
THE LOMBARD ZONING ORDINANCE TO ALLOW FOR A
MOTOR VEHICLE SALES AND MOTOR VEHICLE SERVICE
LOCATED IN THE B4 CORRIDOR COMMERCIAL ZONING
DISTRICT

Permanent Parcel Number(s):

03-32-415-027

Property Address(es):

434 E. North Avenue Lombard, IL 60148

Prepared by and Return To:

Village of Lombard
Department of Community Development
255 E. Wilson Avenue
Lombard, IL 60148

*Please note – This cover page has been attached to the document for recording purpose.
It is a permanent part of the document and has been included in the page count.



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 true and correct copy of

ORDINANCE 8332

AN ORDINANCE GRANTING APPROVAL OF CONDITIONAL USE PURSUANT TO SECTION 155.416(C)(15) AND (16) OF THE LOMBARD ZONING ORDINANCE TO ALLOW FOR A MOTOR VEHICLE SALES AND MOTOR VEHICLE SERVICE LOCATED IN THE B4 CORRIDOR COMMERCIAL ZONING DISTRICT

Permanent Parcel Number(s):
03-32-415-027

Property Address(es):
434 E. North Avenue Lombard, IL 60148

of the said Village as it appears from the official records of said Village duly approved this **20th day of February 2025**.

In **Witness Whereof**, I have hereunto affixed my official signature and corporate Seal of **The Village of Lombard**, DuPage County, Illinois, this **24th day of February 2026**.



A handwritten signature in black ink, appearing to read "Sheila York", written over a horizontal line.

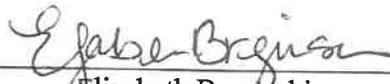
Sheila York
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

**ORDINANCE 8332
PAMPHLET**

**PC 24-15: 434 E. NORTH AVENUE
MOTOR VEHICLE SALES AND SERVICE**



PUBLISHED IN PAMPHLET FORM THIS 21ST DAY OF FEBRUARY 2025, BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.


Elizabeth Brezniski
Village Clerk

ORDINANCE NO. 8332

**AN ORDINANCE GRANTING APPROVAL OF CONDITIONAL USE
PURSUANT TO SECTION 155.416(C)(15) AND (16) OF THE LOMBARD ZONING
ORDINANCE TO ALLOW FOR A MOTOR VEHICLE SALES AND MOTOR
VEHICLE SERVICE LOCATED IN THE B4 CORRIDOR
COMMERCIAL ZONING DISTRICT**

PC 24-15: 434 E. 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;

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

WHEREAS, an application requests approval for a conditional use for a motor vehicle sales establishment; and,

WHEREAS, an application requests approval for a conditional use for a motor vehicle service establishment; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on January 27, 2025 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)(15) of the Zoning Ordinance for a motor vehicle sales establishment; and

SECTION 2: 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)(16) of the Zoning Ordinance for a motor vehicle service establishment; and

SECTION 3: This ordinance is limited and restricted to the property generally located at 434 E. North Avenue, Lombard, Illinois, and legally described as follows:

THE WEST HALF OF LOT 10 AND ALL OF LOTS 11 AND 12, AND THE SOUTH HALF OF THE VACATED ALLEY LYING NORTH AND ADJOINING AID WEST HALF OF LOT 10 AND ALL OF LOTS 11 AND 12 IN BLOCK 14 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 THEREOF RECORDED NOVEMBER 14, 1928 AS DOCUMENT NO. R1928-269443 IN DUPAGE COUNTY, ILLINOIS.

PIN Number: 03-32-415-027 (the "Subject Property").

SECTION 4: The approvals set forth in SECTIONS 1 and 2 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. The fence along the north property line shall be maintained in good condition at a height of six (6) feet minimum or eight (8) feet maximum.
4. The vehicle display/sales area shall be limited to parking spaces on the parking lot. Moreover, all vehicles parked and/or displayed on the subject property shall be in operable condition.
5. 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. Vehicles shall not encroach into the public right-of-way at any time including blocking the sidewalk or designated ADA parking spaces.
6. All motor vehicle service activities shall always be performed inside the building.
7. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

SECTION 5: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Ordinance No. 8332
Re: PC 24-15
Page 3

Passed on first reading this 6th day of February 2025.

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

Passed on second reading this 20th day of February 2025.

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

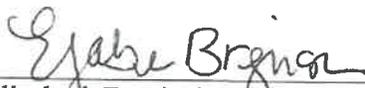
Nays: None

Absent: None

Approved by me this 20th day of February 2025.


Keith T. Giagnorio, Village President

ATTEST:


Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 21st day of February 2025.


Elizabeth Brezinski, Village Clerk