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KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
07/10/2023 08:57 AM

DOCUMENT # R2023-042733

ORDINANCE 8149

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR A CONDITIONAL USE
FOR THE OUTDOOR DISPLAY AND SALES OF PRODUCTS FOR WHICH THE
SALE OF SUCH ITEMS IS A PERMITTED USE OR A CONDITIONAL USE IN THE
B3PD COMMUNITY SHOPPING DISTRICT PLANNED DEVELOPMENT PURSUANT
TO SECTION 155.415(C)(17) OF THE LOMBARD VILLAGE CODE**

PIN: 06-16-117-007

ADDRESS: 837 S. Westmore Meyers Road, 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 8149

AN ORDINANCE GRANTING A CONDITIONAL USE FOR A CONDITIONAL USE FOR THE OUTDOOR DISPLAY AND SALES OF PRODUCTS FOR WHICH THE SALE OF SUCH ITEMS IS A PERMITTED USE OR A CONDITIONAL USE IN THE B3PD COMMUNITY SHOPPING DISTRICT PLANNED DEVELOPMENT PURSUANT TO SECTION 155.415(C)(17) OF THE LOMBARD VILLAGE CODE.

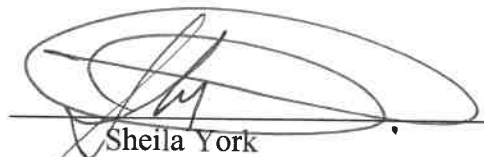
PIN(s) : 06-16-117-007

ADDRESS: 837 S. Westmore Meyers Road, Lombard Il

of the said Village as it appears from the official records of said Village duly approved this 20th day of April 2023.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 23rd day of June 2023.




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

**ORDINANCE 8149
PAMPHLET**

**PC 23-05: 837 S. WESTMORE MEYERS ROAD
ACE HARDWARE**



PUBLISHED IN PAMPHLET FORM THIS 19TH DAY OF MAY, 2023, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.

Elizabeth Brezinski

Elizabeth Brezinski
Village Clerk

ORDINANCE NO. 8149

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR A
CONDITIONAL USE FOR THE OUTDOOR DISPLAY AND
SALES OF PRODUCTS FOR WHICH THE SALE OF SUCH
ITEMS IS A PERMITTED USE OR A CONDITIONAL USE IN
THE B3PD COMMUNITY SHOPPING DISTRICT PLANNED
DEVELOPMENT PURSUANT TO SECTION 155.415(C)(17) OF
THE LOMBARD VILLAGE CODE.**

PC 23-05; 837 S. Westmore Meyers 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; and,

WHEREAS, the Subject Property as defined below is zoned B3PD Community Shopping District Planned Development; and,

WHEREAS, an application has been filed requesting approval for a conditional use pursuant to Section 155.415(C)(17) of the Lombard Zoning Ordinance to allow for outdoor sales; 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 outdoor sales is hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3.

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Re: PC 23-01
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SECTION 2: That this Ordinance is limited and restricted to the property located at 837 S. Westmore Meyers Road, Lombard, Illinois and legally described as follows:

LOT 1 IN RAYMOND W. MACDONALD COUNTY CLERK'S EASTGATE SHOPPING CENTER ASSESSMENT PLAT IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1976 AS DOCUMENT R76-72686, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-16-117-007 (the "Subject Property").

SECTION 3: This ordinance 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. All dumpsters for Ace Hardware shall be screened per Code;
4. Outside sales are allowed in the approved areas only;
5. Outside materials shall not exceed the height of the fence;
6. The fence shall be maintained in good conditions at all times;
7. 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 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.

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Re: PC 23-01
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Ayes: Trustee LaVaque, Puccio, Dudek, Honig, and Bachner

Nays: None


Absent: Trustee Militello

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