



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

AUG.04,2016

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ORDINANCE 7244

**GRANTING A CONDITIONAL USE PURSUANT TO TITLE 15,
CHAPTER 155, SECTION 155.417(G)(2)(a) OF THE LOMBARD
ZONING ORDINANCE AND CHAPTER 153, SECTION 153.505
(B)(19)(b)(i)(a) OF THE LOMBARD SIGN ORDINANCE**

PIN(s): 06-20-110-006; (the "Subject Property")

ADDRESS: 211 E. Roosevelt Road, Lombard, IL 60148

**Prepared by and Return To:
Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148**

**ORDINANCE 7244
PAMPHLET**

**PC 16-11: 211 E. ROOSEVELT ROAD
PITA PITA**



**PUBLISHED IN PAMPHLET FORM THIS 22nd DAY OF JULY, 2016, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.**

Sharon Kuderna

**Sharon Kuderna
Village Clerk**



I, **Janet Downer**, 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 7244

GRANTING A CONDITIONAL USE PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.417(G)(2)(a) OF THE LOMBARD ZONING ORDINANCE AND CHAPTER 153, SECTION 153.505 (B)(19)(b)(i)(a) OF THE LOMBARD SIGN ORDINANCE

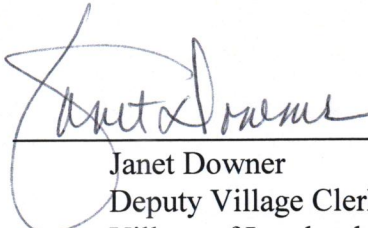
PIN(s): 06-20-110-006; (the "Subject Property")

ADDRESS: 211 E. Roosevelt Road, Lombard, IL 60148

of the said Village as it appears from the official records
of said Village duly approved this 21st
day of July, 2016.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 3rd day of August, 2016.





Janet Downer
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

ORDINANCE NO. 7244

**AN ORDINANCE GRANTING A CONDITIONAL USE PURSUANT TO
TITLE 15, CHAPTER 155, SECTION 155.417(G)(2)(a) OF THE
LOMBARD ZONING ORDINANCE AND CHAPTER 153, SECTION
153.505 (B)(19)(b)(i)(a)
OF THE LOMBARD SIGN ORDINANCE**

(PC 16-11; 211 E. Roosevelt 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 and Chapter 153 of the Code of Lombard, Illinois; and,

WHEREAS, the Subject Property as defined below is zoned B4A - Roosevelt Road Corridor District ; and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Title 15, Chapter 155, Section 417(G)(2)(a) of the Lombard Village Code to provide for an outside service area for outdoor dining, and a deviation from Section 505(B)(19)(b)(i)(a) of the Lombard Village Code to allow a fifty-two (52) square foot wall sign where thirty-five (35) square feet is the maximum allowed; and

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on June 20, 2016 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 and deviation as 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 3 below, pursuant to Title 15, Chapter 155, Section 417(G)(2)(a) of the Lombard Village Code to provide for outside service area for outdoor dining.

SECTION 2: That a deviation is hereby granted from Section 505(B)(19)(b)(i)(a) to allow a fifty-two (52) square foot wall sign where thirty-five (35) square feet is the maximum allowed for the Subject Property, as described in Section 3 below.

SECTION 3: That this Ordinance is limited and restricted to the property and tenant space located at 211 E. Roosevelt Road, Lombard, Illinois and legally described as follows:

LOTS 1 ~~AND 3~~ IN THE FINAL PLAT OF V-LAND LOMBARD HIGHLAND RESUBDIVISION, BEING A SUBDIVISION OF PART OF WEST ½ OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 12, 2006 AS DOCUMENT R2006-197358 IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-20-110-006; (the "Subject Property")

SECTION 4: The conditional use and deviation, as provided for in Section 1 and 2 of this Ordinance shall be granted subject to compliance with the following conditions:

1. The petitioner shall develop the site in accordance with the plans submitted as part of this request from Diversify Designs, LLC and Reitan Architects, LLC, dated 5/13/16;
2. The conditional use permit for outdoor seating/dining is exclusively for the tenant space at 211 E. Roosevelt Road, as depicted on the submitted plans;
3. The outdoor dining activity shall not be operated after 11:00 p.m. on weeknights and 1:00 a.m. on Friday and Saturday nights. Wait staff shall be available for the outdoor dining area and shall monitor operations to ensure that the use is operated properly and legally;
4. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
5. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the outdoor seating is not established by said date, this relief shall be deemed null and void.

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

Passed on first reading this ____ day of _____, 2016.

First reading waived by action of the Board of Trustees this 21st day of July, 2016.

Ordinance No. 7244

Re: PC 16-11

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Passed on second reading this 21st day of July, 2016.

Ayes: Trustee Whittington, Fugiel, Foltyniewicz, Johnston, and Ware

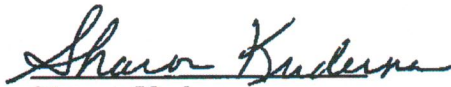
Nays: None

Absent: Trustee Pike

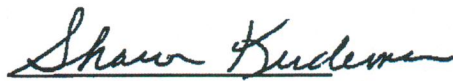
Approved this 21st day of July, 2016.


Keith T. Giagnorio
Village President

ATTEST:


Sharon Kuderna
Village Clerk

Published by me in pamphlet form on this 22nd day of July, 2016.


Sharon Kuderna
Village Clerk