



**FRED BUCHOLZ**  
DUPAGE COUNTY RECORDER  
DEC.29,2011 3:49 PM  
OTHER 06-20-110-006  
005 PAGES R2011-159682

**ORDINANCE 6663**

**GRANTING AN AMENDMENT TO A CONDITIONAL USE  
FOR A PLANED DEVELOPMENT AND AN ORDINANCE  
GRANTING A CONDITIONAL USE PURSUANT TO TITLE 15,  
CHAPTER 155, SECTION 155.417(G)(2)(B)(2) OF THE  
LOMBARD ZONING ORDINANCE**

**PINS: 06-20-110-006, 007 & 008**

**Address: 215 & 223 E. Roosevelt Road and 120-124 E. 13<sup>th</sup> Street,  
Lombard IL**

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

**ORDINANCE NO. 6663**

**AN ORDINANCE GRANTING AN AMENDMENT TO  
A CONDITIONAL USE FOR A PLANNED DEVELOPMENT AND AN ORDINANCE  
GRANTING A CONDITIONAL USE PURSUANT TO  
TITLE 15, CHAPTER 155, SECTION 155.417(G)(2)(b)(2)  
OF THE LOMBARD ZONING ORDINANCE**

**(PC 11-21; 215 & 223 E. Roosevelt and 120 – 124 E. 13<sup>th</sup> Street  
(V-Land Planned Development))**

(Also see Ordinance #5979)

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, an application has heretofore been filed requesting approval of an amendment to a previously approved conditional use for a planned development; and

WHEREAS, said application also requests approval of a conditional use for a financial institution within the planned development located in the B4A - Roosevelt Road Corridor District; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on October 17, 2011 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 ordinance amendment and conditional use, subject to conditions; 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:** Condition #8 of Ordinance 5879, adopted June 1, 2006 is hereby amended to read as follows:

8. The West end-cap tenant space within the multi-tenant retail building shall be developed as a single sit-down restaurant of at least 5,491 square feet in size. The remainder of the multi-tenant retail building shall not be subdivided or partitioned to have more than six (6) separate tenant spaces or business establishments.

**SECTION 2:** That a Conditional Use is hereby granted for the property described in Section 3 below and pursuant to Title 15, Chapter 155, 155.417(G)(2)(b)(2) of the Zoning Ordinance so as to allow for a financial institution, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with the tenant plan, prepared by Mid-America and the Check 'n Go Floor Plan, prepared by RJL Architects, dated August 26, 2011
2. The petitioner shall apply for and receive a building permit for any improvements to the interior of the tenant space(s) prior to starting and build-out of the tenant spaces.
3. The petitioner shall satisfactorily address all comments noted within the IDRC report.
4. Excluding the existing 5,491 square foot sit down restaurant space to the west end of the center, the center shall not be further subdivided or partitioned to have more than six separate tenant spaces or business establishments.

**SECTION 3:** This Ordinance is limited and restricted to the properties generally located at 215 & 223 E. Roosevelt and 120 – 124 E. 13th Street (a.k.a., the V-Land Planned Development), Lombard, Illinois; legally described as follows:

LOT 1 TO 3 IN V-LAND LOMBARD HIGHLAND RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST ONE-HALF 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.

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**SECTION 4:** That all other portions of Ordinance Number 5879, adopted June 1, 2006 and not amended by this Ordinance, shall remain in full force and effect.

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**SECTION 5:** This Ordinance, upon approval, shall be recorded by the Village with the Office of County Recorder.

**SECTION 6:** 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 \_\_\_\_\_, 2011.

First reading waived by action of the Board of Trustees this 17th day of November, 2011.

Passed on second reading this 17th day of November, 2011.

Ayes: Trustees Gron, Giagnorio, Wilson, Breen, Fitzpatrick and Ware

Nayes: None

Absent: None

Approved this 17th day of November, 2011.

  
William J. Mueller, Village President

ATTEST:

  
Brigitte O'Brien, Village Clerk



I, **Denise R. Kalke**, 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 6663

GRANTING AN AMENDMENT TO A CONDITIONAL USE  
FOR A PLANNED DEVELOPMENT AND AN  
ORDINANCE GRANTING A CONDITIONAL USE  
PURSUANT TO TITLE 15, CHAPTER 155, SECTION  
155.417(G)(2)(b)(2) OF THE LOMBARD ZONING  
ORDINANCE

PIN : 06-20-110-006, 007 & 008

ADDRESS: 215 & 223 E. Roosevelt Road and 120-124 E. 13<sup>th</sup>  
Street, Lombard IL 60148

of the said Village as it appears from the official records of said Village duly approved this 17<sup>th</sup> day of November, 2011.

**In Witness Whereof**, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 30<sup>th</sup> day of November, 2011.



Denise R. Kalke  
Deputy Village Clerk  
Village of Lombard  
DuPage County, Illinois