

**ORDINANCE 7012**

**PAMPHLET**

**PC 14-31: 105 E. ROOSEVELT ROAD – CONDITIONAL  
USE PERMIT FOR A BANK AND FINANCIAL INSTITUTION  
(PAYDAY LOAN STORE)**



PUBLISHED IN PAMPHLET FORM THIS 7<sup>TH</sup> DAY OF NOVEMBER, 2014,  
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,  
DUPAGE COUNTY, ILLINOIS.

*Sharon Kuderna*

Sharon Kuderna  
Village Clerk

**ORDINANCE NO. 7012**

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

PC 14-31: 105 E. Roosevelt Road (Payday Loan Store)

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 described in Section 2 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)(b) of the Lombard Village Code to provide for a bank and financial institution; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on October 20, 2014 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 417 (G)(2)(b) of the Lombard Village Code to provide for a bank and financial institution.

SECTION 2: That this Ordinance is limited and restricted to the property located at 105 E. Roosevelt Road, Lombard, Illinois and legally described as follows:

THE EAST 301.75 FEET OF THE WEST 521.75 FEET OF THE NORTH 284 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, EXCEPT THAT PART TAKEN FOR HIGHWAY PURPOSES; AND

THE NORTH 30 FEET OF LOT 1, THE NORTH 30 FEET OF LOT 2, AND THE NORTH 30 FEET OF THE WEST 26.75 FEET OF LOT 3, ALL IN SHARON'S SUBDIVISION OF THE SOUTH 376 FEET OF THE NORTH 660 FEET OF THE EAST 330 FEET OF THE WEST 660 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number(s): 06-20-100-066, -067, -068 (the "Subject Property").

SECTION 3: The conditional use, as provided for in Section 1 of this Ordinance shall be granted subject to compliance with the following conditions:

1. That this relief is limited to the operation of a bank / financial institution and any physical site improvement or alterations require approval through the Village;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
4. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the bank and financial institution is not established by said date, this relief shall be deemed null and void; and
5. The petitioner shall be required to apply for and receive a building permit for any improvements to the interior of the space prior to starting the build-out of the tenant space.

Ordinance No.7012  
Re: PC 14-31  
Page 3

SECTION 4: 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 \_\_\_\_\_, 2014.

First reading waived by action of the Board of Trustees this 6<sup>th</sup> day of November, 2014.


Passed on second reading this 6<sup>th</sup> day of November, 2014.

Ayes: Trustee Whittington, Fugiel, Foltyniewicz, Breen, Fitzpatrick and Ware

Nays: None

Absent: None


Approved this 6<sup>th</sup> day of November, 2014.

  
**Keith T. Giagnorio**  
**Village President**

ATTEST:

  
**Sharon Kuderna**  
**Village Clerk**

Published by me in pamphlet form on this 7<sup>th</sup> day of November, 2014.

  
**Sharon Kuderna**  
**Village Clerk**