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FRED BUCHOLZ, RECORDER
DUPAGE COUNTY ILLINOIS
05/06/2020 02:35 PM

DOCUMENT # R2020-044872

ORDINANCE 7797

AN ORDINANCE GRANTING APPROVAL OF CONDITIONAL USE PURSUANT TO SECTION 155.415(G)(2)(b) OF THE LOMBARD ZONING ORDINANCE TO ALLOW FOR A THERAPEUTIC MASSAGE ESTABLISHMENT LOCATED IN THE B4APD ZONING DISTRICT

PIN(s) : 06-18-421-045; 06-18-421-013

ADDRESS: 1196 S. Main Street, Lombard, Illinois

Prepared by and Return To:

**(Village of Lombard)
255 E. Wilson Avenue
Lombard, IL 60148**



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 7797

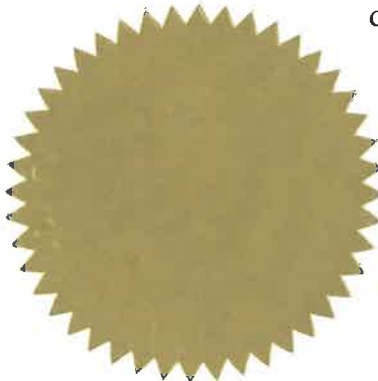
AN ORDINANCE GRANTING APPROVAL OF CONDITIONAL USE
PURSUANT TO SECTION 155.415(G)(2)(b) OF THE LOMBARD ZONING
ORDINANCE TO ALLOW FOR A THERAPEUTIC MASSAGE
ESTABLISHMENT LOCATED IN THE B4APD ZONING DISTRICT

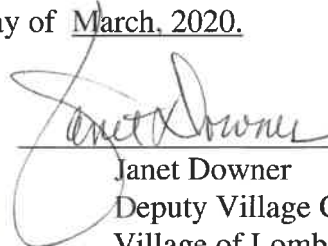
PIN(s) : 06-18-421-045; 06-18-421-013

ADDRESS: 1196 S. Main Street, Lombard, Illinois

of the said Village as it appears from the official records
of said Village duly approved this 5th
day of March, 2020.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 20th
day of March, 2020.





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

ORDINANCE 7797

PAMPHLET

**PC 20-05: 1196 S. MAIN STREET
CONDITIONAL USE FOR A MASSAGE ESTABLISHMENT**



**PUBLISHED IN PAMPHLET FORM THIS 6th DAY OF MARCH 2020, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.**

A handwritten signature in cursive script, reading "Sharon Kuderna".

**Sharon Kuderna
Village Clerk**

ORDINANCE NO. 7797

**AN ORDINANCE GRANTING APPROVAL OF CONDITIONAL USE
PURSUANT TO SECTION 155.415(G)(2)(b) OF THE LOMBARD ZONING
ORDINANCE TO ALLOW FOR A THERAPEUTIC MASSAGE
ESTABLISHMENT LOCATED IN THE B4APD ZONING DISTRICT**

PC 20-05: 1196 S. Main Street

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 B4APD; and,

WHEREAS, an application requests approval for a conditional use for a therapeutic massage establishment; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on January 27, 2020 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 155.417(G)(2)(b) of the Zoning Ordinance for a therapeutic massage establishment;

SECTION 2: This ordinance is limited and restricted to the property generally located at 1196 S. Main Street, Lombard, Illinois, and legally described as follows:

LOT 3 AND THE EAST 1.0 FEET (EXCEPT OF THE NORTH 38.50 FEET THEREOF) OF LOT 34 AND THE EAST 4.0 FEET OF THE NORTH 38.50 OF LOT 34 AND LOT 35 (EXCEPT THAT PART OF LOT 35 TAKEN IN CONDEMNATION CASE NUMBER 87ED77) IN BLOCK 4 IN ROOSEVELT CREST, BEING A SUBDIVISION OF PART OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1926 AS DOCUMENT 213046, IN DUPAGE COUNTY, ILLINOIS.

PIN Number: 06-18-421-045; 06-18-421-013

SECTION 3: The approvals set forth in SECTION 1 above shall be granted subject to compliance with the following conditions:

1. That this relief is limited to the operation of a therapeutic massage establishment at 1196 S. Main Street, Lower Level, Suite F. Any expansion, physical site improvement or alterations require approval through the Village;
2. That the operator of the therapeutic massage establishment apply for and receive a therapeutic massage establishment permit, per the provisions of Section 122 of the Village Code, with said permit and operation remaining in good standing;
3. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
4. That 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 therapeutic massage establishment is not established by said date, this relief shall be deemed null and void.

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 20th day of February, 2020.

First reading waived by action of the Board of Trustees this ____ day of _____, 2020.

Passed on second reading this 5th day of March, 2020, pursuant to a roll call vote as follows:


Ayes: Trustee Whittington, Honig, Militello and Ware

Nays: Trustee Foltyniewicz

Absent: Trustee Puccio

Approved by me this 5th day of March, 2020.

ATTEST:


Keith Giagnorio, Village President


Sharon Kuderna, Village Clerk

Ordinance No. 7797

Re: PC 20-05

Page 3

Published in pamphlet form this 6th day of March, 2020.

A handwritten signature in cursive script, appearing to read "Sharon Kuderna", written over a horizontal line.

Sharon Kuderna, Village Clerk