

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
MAR.05,2015 9:12 AM
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ORDINANCE NO. 7028

**GRANTING A CONDITIONAL USE PURSUANT TO TITLE 15,
CHAPTER 155, SECTION 155.418 (C) (12) OF THE LOMBARD
VILLAGE CODE**

PIN: 06-07-206-020; (the "Subject Property")

ADDRESS: 14 W. St. Charles Road, Lombard IL 60148

**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 7028

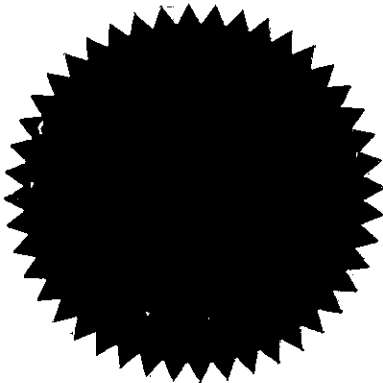
GRANTING A CONDITIONAL USE PURSUANT TO TITLE 15, CHAPTER
155. SECTION 155.418 (C) (12) OF THE LOMBARD VILLAGE CODE

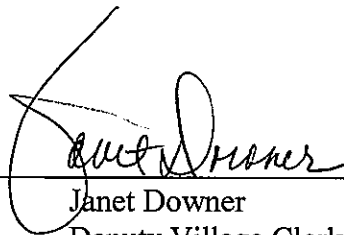
PIN: 06-07-206-020; (the "Subject Property")

ADDRESS: 14 W. St. Charles Road, Lombard IL 60148

of the said Village as it appears from the official records
of said Village duly approved this 4th
day of December, 2014.

In Witness Whereof, I have hereunto affixed my official signature and the
Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 9th
day of February, 2015.





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

ORDINANCE 7028

PAMPHLET

**PC 14-36: 14 W. ST. CHARLES ROAD, BALKAN BAKERY
AND COFFEE SHOP**



**PUBLISHED IN PAMPHLET FORM THIS 5TH DAY OF DECEMBER, 2014, BY
ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,
DUPAGE COUNTY, ILLINOIS.**

Sharon Kuderna

**Sharon Kuderna
Village Clerk**

ORDINANCE NO. 7028

**AN ORDINANCE GRANTING A CONDITIONAL USE PURSUANT TO
TITLE 15, CHAPTER 155, SECTION 155.418 (C)(12) OF THE LOMBARD
VILLAGE CODE**

PC 14-36: 14 W. St. Charles 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 Lombard Village Code; and,

WHEREAS, the Subject Property, as described in Section 2 below, is zoned B5 Central Business District; and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Title 15, Chapter 155, Section 155.418(C)(12) of the Lombard Village Code to provide for outside display and sales of products the sale of which is a permitted or conditional use in this district within the B5 Central Business District; and

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on November 17, 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 155.418(C)(12) of the Lombard Village Code to provide for motor vehicle sales.

SECTION 2: That this Ordinance is limited and restricted to the property located at 14 W. St. Charles Road, Lombard, Illinois and legally described as follows:

THAT PART OF LOTS 4 AND 5 IN BLOCK 11 IN THE TOWN OF LOMBARD IN THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF ST. CHARLES ROAD (FORMALLY LAKE STREET) AND THE WEST LINE OF THE EAST 93.12 FEET OF LOT 6 (SAID LINE BEING THE EAST LINE OF PARK AVENUE); THENCE NORTHERLY ALONG THE EAST LINE OF PARK AVENUE 206.83 FEET TO A

POINT ON THE NORTHERLY LINE OF A 33.0 FOOT PUBLIC ALLEY HERETOFORE VACATED PER DOCUMENT NUMBER 26476; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID VACATED ALLEY 199.58 FEET TO A POINT ON THE EASTERLY LINE AND ITS NORTHERLY EXTENSION THEREOF, OF THE WEST 100.0 FEET OF LOT 5 THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF THE WEST 100 FEET OF LOT 5 AND ITS NORTHERLY EXTENSION A DISTANCE OF 93.56 FEET TO THE POINT OF BEGINNINGS; THENCE CONTINUING SOUTHERLY ALONG THE LAST DESCRIBED LINE A DISTANCE OF 24.54 FEET; THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTH 70.0 FEET (AS MEASURED ALONG THE EAST AND WEST LINES THEREOF) A DISTANCE OF 24.94 FEET; THENCE SOUTHERLY ALONG A LINE 5 FEET EAST OF THE WEST LINE OF LOT 4, 70.0 FEET TO A POINT OF THE NORTHERLY LINE OF ST. CHARLES ROAD; THENCE WESTERLY ALONG SAID NORTHERLY LINE OF ST. CHARLES ROAD, 50.06 FEET; THENCE NORTHERLY A DISTANCE OF 97.55 FEET TO A POINT 25.04 FEET WESTERLY OF THE POINT OF BEGINNING; THENCE EASTERLY 25.045 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-07-206-020; (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:

- A. That this relief is limited to the outside display and sales of products, the sale of which is a permitted or conditional use in the B5 Central Business District only (which consists exclusively as an outdoor dining area), and any physical site improvements or alterations require approval through the Village;
- B. That the petitioner shall be required to apply for and receive a building permit for any improvements;
- C. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
- D. That the petitioner shall develop the site in accordance with plans and submitted as part of this request;
- E. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the outside dining activity, is not established by said date, this relief shall be deemed null and void;
- F. The outdoor dining activity shall not be open past 11:00 p.m. on Friday and Saturdays and 9:00 p.m. Sunday through Thursday;

- G. That all patrons shall leave the outdoor dining area no later than thirty minutes after the time in which the outdoor seating area is scheduled to close; and
- H. All tables, chairs and umbrellas shall be removed from the outdoor seating area during the cold weather months (generally the end of October to March).

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 4th day of December, 2014.


Passed on second reading this 4th day of December, 2014.

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

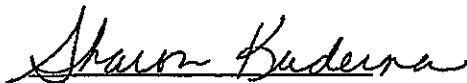
Nays: None

Absent: None

Approved this 4th day of December, 2014.


Keith T. Giagnorio
Village President

ATTEST:


Sharon Kuderna
Village Clerk

Published by me in pamphlet form on this 5th day of December, 2014.


Sharon Kuderna
Village Clerk