

**FRED BUCHOLZ**

DUPAGE COUNTY RECORDER

JUL. 05, 2018

11:15 AM

OTHER

\$32.00 06-19-201-021

**006 PAGES R2018-061340**

**ORDINANCE 7533**

**AN ORDINANCE GRANTING A CONDITIONAL  
USE PURSUANT TO TITLE 15, CHAPTER 155,  
SECTION 155.417 (G) OF THE LOMBARD ZONING  
ORDINANCE AND AMENDING APPROVALS SET  
FORTH IN ORDINANCES 3710 AND 3711**

**PIN(s): 06-19-201-021 and 06-19-201-022**

**ADDRESS: 201-275 W. Roosevelt 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 7533

AN ORDINANCE GRANTING A CONDITIONAL USE  
PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.417 (G)  
OF THE LOMBARD ZONING ORDINANCE AND AMENDING  
APPROVALS SET FORTH IN ORDINANCES 3710 AND 3711

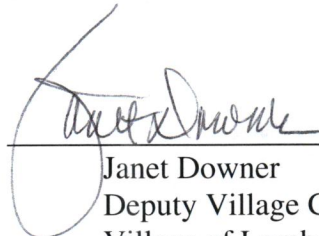
PIN(s): 06-19-201-021 and 06-19-201-022

ADDRESS: 201-275 W. Roosevelt Road, Lombard, IL 60148

of the said Village as it appears from the official records  
of said Village duly approved this 21<sup>st</sup>  
day of June, 2018.

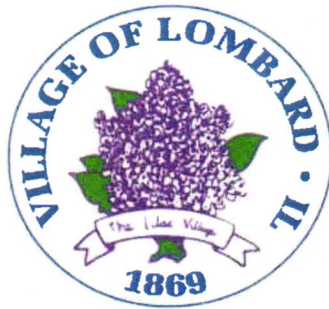
**In Witness Whereof**, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 7<sup>th</sup> day of July, 2018.



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

**ORDINANCE 7533  
PAMPHLET**

**PC 18-17: 201-275 W. ROOSEVELT ROAD – STARBUCKS**



PUBLISHED IN PAMPHLET FORM THIS 22<sup>ND</sup> DAY OF JUNE 2018, BY ORDER  
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE  
COUNTY, ILLINOIS.

A handwritten signature in black ink that reads "Sharon Kuderna". The signature is written in a cursive style with a horizontal line underneath the name.

Sharon Kuderna  
Village Clerk

**ORDINANCE NO. 7533**

**AN ORDINANCE GRANTING A CONDITIONAL USE  
PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.417 (G)  
OF THE LOMBARD ZONING ORDINANCE AND AMENDING  
APPROVALS SET FORTH IN ORDINANCES 3710 AND 3711**

PC 18-17: 201-275 W. Roosevelt

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 the following:

1. Grant a conditional use, pursuant to Section 155.417(G)(2)(b) of the Zoning Ordinance, to allow for a drive-through facility;
2. Grant a conditional use, pursuant to Section 155.417(G)(2)(a) of the Zoning Ordinance, to allow for an outside service area;
3. An amendment to Ordinances 3710 and 3711 which granted approval to allow for the establishment of three principal structures and three (3) freestanding signs on the subject property; and

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on June 4, 2018 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 petition, 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: That Ordinances 3710 and 3711, adopted June 10, 1993 and pertaining to the Subject Property, as described in Section 3 below, is hereby amended to provide for the relief set forth in Section 2 below.

SECTION 2: That the following conditional uses are hereby granted for the Subject Property, as described in Section 3 below:

1. A conditional use, pursuant to Section 155.417(G)(2)(a)(5) of the Zoning Ordinance to allow a drive-through establishment;
2. A conditional use, pursuant to Section 155.417(G)(2)(b)(5) of the Zoning Ordinance to allow for an outside service area (outdoor dining).

SECTION 3: That this Ordinance is limited and restricted to the property located at 201-275 W. Roosevelt Road, Lombard, Illinois and legally described as follows:

PARCEL 1: LOT 1 IN ROOSEVELT PLAZA, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1966 AS DOCUMENT R66-25777, IN DUPAGE COUNTY, ILLINOIS, (EXCEPTING THEREFROM THE PROPERTY DESCRIBED IN A DEDICATION AND PLAT IN FAVOR OF THE VILLAGE OF LOMBARD, ILLINOIS DATED APRIL 11, 1973 AND RECORDED JUNE 11, 1973 AS DOCUMENT R73-033871 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT R78-014380).

Parcel Number: 06-19-201-021 and 06-19-201-022; (the "Subject Property").

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

1. That the petitioner shall develop the site in accordance with plans prepared by Group Z Design Architecture dated May 16, 2018 submitted as part of this request; and

2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
3. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval for a conditional use shall become null and void unless a time extension has been granted by the Village Board.

SECTION 5: That all other provisions of Ordinance 3710 and 3711 not amended by this Ordinance shall remain in full force and effect.

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 \_\_\_\_, 2018.

First reading waived by action of the Board of Trustees this 21<sup>st</sup> day of June, 2018.

Passed on second reading this 21<sup>st</sup> day of June, 2018, pursuant to a roll call vote as follows:

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

Nays: None

Absent: None

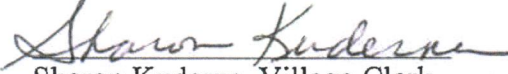
Approved by me this 21<sup>st</sup> day of June, 2018.

  
Keith T. Giagnorio, Village President

ATTEST:

  
Sharon Kuderna, Village Clerk

Published by me in pamphlet form on this 22<sup>nd</sup> day of June, 2018.

  
Sharon Kuderna, Village Clerk