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KATHLEEN V. CARRIER, RECORDER  
DUPAGE COUNTY ILLINOIS  
01/04/2023 10:16 AM

DOCUMENT # R2023-000446

## **ORDINANCE 8082**

**AN ORDINANCE GRANTING THE REPEAL OF  
ORDINANCE 6240 IN ITS ENTIRETY TO REMOVE  
THE PROPERTY AT 470 E. ROOSEVELT ROAD  
FROM THE GEOGRAPHICAL BOUNDARIES OF  
THE CARSON CENTER PLANNED DEVELOPMENT  
LOCATED WITHIN THE B4A ROOSEVELT ROAD  
CORRIDOR PURSUANT TO TITLE 15, CHAPTER  
155, SECTION 155.504(A) OF THE LOMBARD  
ZONING ORDINANCE**

**PIN(s): : 06-17-403-039**

**ADDRESS: 470 and 498 E. ROOSEVELT ROAD, LOMBARD,  
IL**

**Prepared by and Return To:  
(Village of Lombard )  
255 E. Wilson Avenue )  
Lombard, IL 60148**



I, **Sheila York**, 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 8082

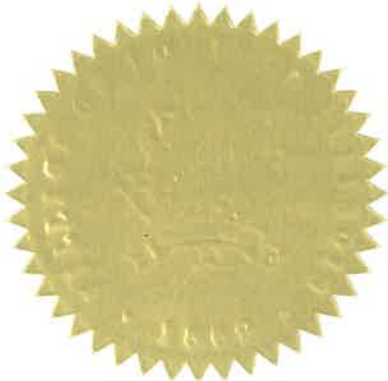
AN ORDINANCE GRANTING THE REPEAL OF  
ORDINANCE 6240 IN ITS ENTIRETY TO REMOVE THE  
PROPERTY AT 470 E. ROOSEVELT ROAD FROM THE  
GEOGRAPHICAL BOUNDARIES OF THE CARSON  
CENTER PLANNED DEVELOPMENT LOCATED  
WITHIN THE B4A ROOSEVELT ROAD CORRIDOR  
PURSUANT TO TITLE 15, CHAPTER 155, SECTION  
155.504(A) OF THE LOMBARD ZONING ORDINANCE

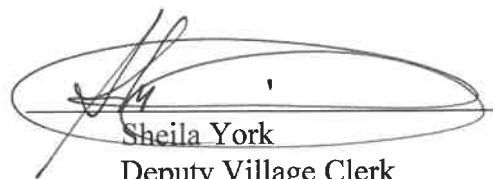
PIN(s) : 06-17-403-039

ADDRESS: : 470 and 498 E. Roosevelt Road, Lombard, IL

of the said Village as it appears from the official records  
of said Village duly approved this 18<sup>th</sup>  
day of August 2022.

**In Witness Whereof**, I have hereunto affixed my official signature and the Corporate  
Seal of said **Village of Lombard**, Du Page County, Illinois this 14th  
day of November 2022.

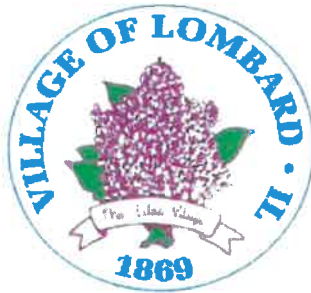


  
Sheila York

Deputy Village Clerk  
Village of Lombard  
DuPage County, Illinois

**ORDINANCE 8082  
PAMPHLET**

**PC 22-14: 470 AND 498 E. ROOSEVELT ROAD  
RAINBOW CONE**



**PUBLISHED IN PAMPHLET FORM THIS 19TH DAY OF AUGUST, 2022, BY ORDER OF  
THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE  
COUNTY, ILLINOIS.**

*Elizabeth Brezinski*

**Elizabeth Brezinski  
Village Clerk**

**ORDINANCE NO. 8082**

**AN ORDINANCE GRANTING THE REPEAL OF ORDINANCE 6240 IN ITS ENTIRETY TO REMOVE THE PROPERTY AT 470 E. ROOSEVELT ROAD FROM THE GEOGRAPHICAL BOUNDARIES OF THE CARSON CENTER PLANNED DEVELOPMENT LOCATED WITHIN THE B4A ROOSEVELT ROAD CORRIDOR PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.504(A) OF THE LOMBARD ZONING ORDINANCE**

PC 22-14; 470 and 498 E. Roosevelt Road, Rainbow Cone

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 defined below is zoned B4APD Roosevelt Road Corridor District Planned Development; and,

WHEREAS, an application has been filed requesting approval to repeal Ordinance 6240 in its entirety, and remove the property at 470 E. Roosevelt Road from the geographical boundaries of the Carson Center Planned Development located within the B4A Roosevelt Road Corridor pursuant to Section 155.504(A) of the Lombard Zoning Ordinance; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on June 20, 2022, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the zoning relief, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions 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 the following approval to repeal Ordinance 6240 in its entirety, and remove the property at 470 E. Roosevelt Road from the geographical boundaries of the Carson Center Planned Development located within the B4A Roosevelt Road Corridor is hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3.

SECTION 2: That this Ordinance is limited and restricted to the property located at 470 E. Roosevelt Road , Lombard, Illinois and legally described as follows:

LOTS 61 AND 62, EXCEPT THE SOUTH 150.0 FEET OF SAID LOTS AS MEASURED ALONG THE EAST AND WEST LINES THEROF, AND ALL OF LOT 63 IN HOEPPNER'S SUBDIVISION BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 25, 1949 AS DOCUMENT 563460, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-17-403-039; (the "Subject Property").

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. The existing south entrance drive to Fairfield Road shall remain as a right-in, right-out access drive;
2. The petitioner shall record a plat of consolidation, combining 470 E. Roosevelt Road and 498 E. Roosevelt Road into one lot of record; the cross access easement pertaining to the driveways on the west side of the property (R2021-149626) shall be referenced on the plat of consolidation;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11); and
5. That the petitioner shall keep the frontage along Roosevelt Road available for ADA customer parking.

Ordinance No. 8082  
Re: PC 22-14  
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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 \_\_\_\_\_ day of \_\_\_\_\_, 2022.

First reading waived by action of the Board of Trustees this 18th day of August, 2022.

Passed on second reading this 18th day of August, 2022.

Ayes: Trustee LaVaque, Puccio, Dudek, Honig, Militello and Bachner

Nays: None

Absent: None

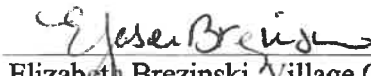
Approved by me this 18th day of August, 2022.

  
Keith Giagnorio, Village President

ATTEST:

  
Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 18th day of August, 2022.

  
Elizabeth Brezinski, Village Clerk