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**J.P. "RICK" CARNEY**  
DUPAGE COUNTY RECORDER  
DEC.31,2003 9:41 AM  
OTHER 06-16-309-014  
**005 PAGES R2003-485328**

**ORDINANCE 5350**

**APPROVING A MAP AMENDMENT (REZONING) TO THE  
LOMBARD ZONING ORDINANCE TITLE 15,  
CHAPTER 155 OF THE CODE OF LOMBARD**

**Address: 890-898 E. Roosevelt, Lombard**

**PIN: 06-16-309-014**

**Return To:**

**Village of Lombard  
Department of Community Development  
255 E. Wilson Avenue  
Lombard, IL 60148**

**ORDINANCE** 5350

**AN ORDINANCE APPROVING A MAP AMENDMENT (REZONING)  
TO THE LOMBARD ZONING ORDINANCE TITLE 15,  
CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

(PC 03-24; 890-898 E. Roosevelt Road)

(See also Ordinance No.(s) \_\_\_\_\_)

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, an application has heretofore been filed requesting a map amendment for the purpose of rezoning the property described in Section 2 hereto from R1 Single-Family Residence District to B3 Community Shopping District; and,

WHEREAS, a public hearing thereon has been conducted by the Village of Lombard Plan Commission on August 18, 2003, 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 rezoning 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 Title 15, Chapter 155 of the Code of Lombard, Illinois, otherwise known as the Lombard Zoning Ordinance, be and is hereby amended so as to rezone the property described in Section 2 hereof to B3 Community Shopping District.

SECTION 2: This ordinance is limited and restricted to the property generally located at 890-898 E. Roosevelt Road, Lombard, Illinois, and legally described as follows:

THAT PART OF THE WEST HALF OF THE SOUTHWEST ¼ OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION AND THE NORTH LINE OF ROOSEVELT ROAD (AS TRAVELED AND LOCATED IN 1940); THENCE EAST ALONG SAID NORTH LINE OF ROOSEVELT ROAD 330 FEET FOR A PLACE OF BEGINNING; THENCE EAST ALONG SAID NORTH LINE OF ROOSEVELT ROAD 200 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SECTION 218 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF ROOSEVELT ROAD 200 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION TO THE PLACE OF BEGINNING (EXCEPT THE NORTH 100 FEET THEREOF AND EXCEPT THAT PART THEREOF DEDICATED FOR THE WIDENING OF ROOSEVELT ROAD BY INSTRUMENT RECORDED MAY 14, 1941 AS DOCUMENT 423565 IN DU PAGE COUNTY, ILLINOIS.

PIN Number: 06-16-309-014

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

1. Accessible parking spaces shall be provided in compliance with the provisions of the Illinois Accessibility Code.
2. Cross-access shall be provided to the property immediately to the west, provided that the cross-access does not constitute the primary access to that property.
3. Refuse disposal areas shall be screened in accordance with Section 155.710 of the Lombard Zoning Ordinance.
4. That the petitioner or any subsequent owners of the property shall remove the existing legal non-conforming off-premises sign (billboard) within ten (10) years from the date of approval of this Ordinance. In consideration of allowing the off-premises sign to remain on the property beyond the amortization period expressed in the Zoning Ordinance, the Village shall not be responsible for any costs relating to the removal of the off-premises sign. This includes costs associated with the physical removal of the sign as well as any outstanding value remaining with the sign.

SECTION 4: That the official zoning map of the Village of Lombard be changed in conformance with the provisions of this Ordinance.

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Re: PC 03-24; Rezoning  
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SECTION 5: 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 \_\_\_\_\_, 2003.

First reading waived by action of the Board of Trustees this 4th day of September, 2003.

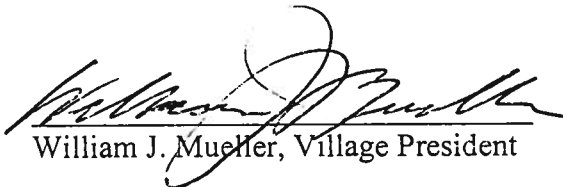
Passed on second reading this 4th day of September, 2003.

Ayes: Trustees DeStephano, Tross, Koenig, Florey, Soderstrom

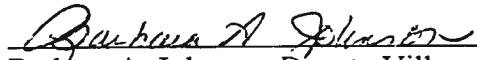
Nayes: None

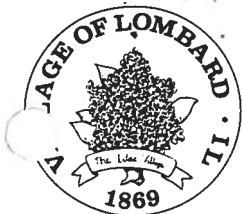
Absent: Trustee Sebb

Approved this 4th, day of September, 2003.

  
William J. Mueller, Village President

ATTEST:

  
Barbara A. Johnson, Deputy Village Clerk

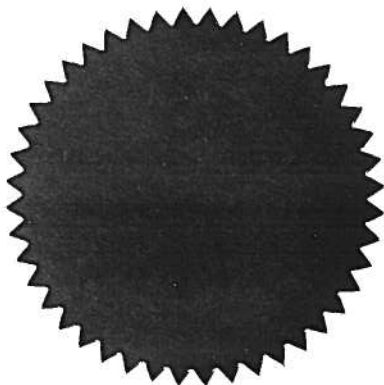


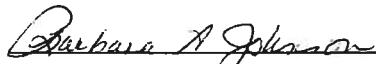
I, **Barbara A. Johnson**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

I further certify that attached hereto is a true and correct copy of ORDINANCE 5350  
AN ORDINANCE APPROVING A MAP  
AMENDMENT (REZONING) TO THE LOMBARD  
ZONING ORDINANCE TITLE 15, CHAPTER 155 OF  
THE CODE OF LOMBARD, ILLINOIS  
890-898 E. ROOSEVELT ROAD

of the said Village as it appears from the official records of said Village duly passed on September 4, 2003.

**In Witness Whereof**, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 30<sup>th</sup> day of December, 2003.



  
\_\_\_\_\_  
Barbara A. Johnson  
Deputy Village Clerk  
Village of Lombard  
DuPage County, Illinois