

**ORDINANCE 6998**

**PAMPHLET**

**PC 14-26: 920 E. ROOSEVELT ROAD – CONDITIONAL USE  
FOR A BANK AND FINANCIAL INSTITUTION (METRO TITLE LOAN)**



PUBLISHED IN PAMPHLET FORM THIS 3rd DAY OF OCTOBER, 2014, BY  
ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,  
DUPAGE COUNTY, ILLINOIS.

*Sharon Kuderna*

Sharon Kuderna  
Village Clerk

**ORDINANCE NO. 6998**

**AN ORDINANCE GRANTING A CONDITIONAL USE PURSUANT  
TO TITLE 15, CHAPTER 155, SECTION 155.417 (G)(2)(b) OF THE  
LOMBARD ZONING ORDINANCE**

PC 14-26: 920 E. Roosevelt Road (Metro Title Loan)

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 a conditional use pursuant to Title 15, Chapter 155, Section 417 (G)(2)(b) of the Lombard Village Code to provide for a bank and financial institution; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on September 15, 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 417 (G)(2)(b) of the Lombard Village Code to provide for a bank and financial institution.

SECTION 2: That this Ordinance is limited and restricted to the property located at 920 E. Roosevelt Road, Lombard, Illinois and legally described as follows:

LOT 8 IN BLOACK 7 IN A.T. MCINTOSH AND CO'S WESTOWN LANDS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 1951 AS DOCUMENT NUMBER 625824, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-16-311-011; (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:

1. That this relief is limited to the operation of a bank / financial institution and any physical site improvement or alterations require approval through the Village;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
4. The petitioner shall be required to apply for and receive a building permit for any improvements to the interior of the space prior to starting the build-out of the tenant space;
5. The petitioner shall provide and maintain a twenty foot (20’) wide Fire Department access lane at the eastern drive aisle;
6. The parking lot shall be configured so as to meet all Illinois Accessibility Code requirements, including but not limited to (a.) two (2) sixteen foot (16’) wide parking spaces with either an eight foot (8’) or five foot (5’) wide diagonally striped access aisle; (b.) accessible parking on level pavement on the shortest route possible to an accessible entrance; and (c.) a U.S. Department of Transportation R7-8 (Reserved Parking) and an R7-I101 (\$250 Fine) sign must be permanently mounted in the center of the sixteen foot (16’) wide accessible parking space and the signs shall be no more than five feet (5’) from the front of the parking space and at minimum, the bottom of the R7-8 sign must be five feet (5’) from the pavement; and
7. The petitioner shall remove the full access curb cut nearest to the intersection of Roosevelt Road and School Street, provided that the Illinois Department of Transportation (IDOT) approves of said request without also requiring the conversion of the easternmost Roosevelt Road curb cut from full access to right-in and right-out only upon any occurrence of the following:
  - a. Improvements to School Street by the Village of Lombard;
  - b. Improvements to Roosevelt Road / IL State Route 38 by IDOT; or
  - c. The future redevelopment of the subject property.

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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 2<sup>nd</sup> day of October, 2014.

Passed on second reading this 2<sup>nd</sup> day of October, 2014.

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


Nays: None

Absent: Trustee Ware

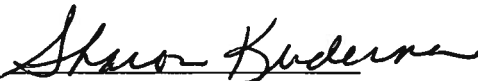
Approved this 2<sup>nd</sup> day of October, 2014.

  
**Keith T. Giagnorio**  
**Village President**

ATTEST:

  
**Sharon Kuderna**  
**Village Clerk**

Published by me in pamphlet form on this 3<sup>rd</sup> day of October, 2014.

  
**Sharon Kuderna**  
**Village Clerk**