

**FRED BUCHOLZ**  
DUPAGE COUNTY RECORDER  
DEC. 16, 2009 10:43 AM  
OTHER 06-16-317-020  
006 PAGES R2009-187421

**ORDINANCE 6396**

**GRANTING A CONDITIONAL USE PURSUANT TO TITLE  
15, CHAPTER 155, SECTION 155.417(G)(2)(a)(4) OF THE  
LOMBARD ZONING ORDINANCE**

**PIN: 06-16-317-020**

**Address: 1060 E. Roosevelt Road, Lombard, IL 60148**

**Return To:  
Village of Lombard  
255 E. Wilson Avenue  
Lombard, IL 60148**

**ORDINANCE NO. 6396**

**AN ORDINANCE GRANTING A CONDITIONAL USE  
PURSUANT TO TITLE 15, CHAPTER 155, SECTION  
155.417 (G)(2)(a)(4) OF THE LOMBARD ZONING ORDINANCE**

(PC 09-25: 1060 E. Roosevelt 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 Code of Lombard, Illinois; and,

WHEREAS, the Subject Property as defined below is zoned B4A Roosevelt Road Corridor District; and,

WHEREAS, an application has been filed requesting approval of a conditional use, pursuant to Section 155.417 (G)(2)(a)(4) of the Zoning Ordinance, to allow Outdoor display and sales of products at the property described below in Section 2; and

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on September 21, 2009 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendation with the President and Board of Trustees recommending approval of the conditional use described herein, 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 a conditional use from Section 155.417 (G)(2)(a)(4) of the Zoning Ordinance, to allow for Outdoor display and sales of products is hereby granted for the Property, as described in Section 2 below and subject to the conditions set forth in Section 3 below.

Ordinance No. 6396

Re: PC 09-25

Page 2

**SECTION 2:** The approval granted in Section 1 above shall be limited and restricted to the property located at 1060 E. Roosevelt Road, Lombard, Illinois and legally described as follows:

LOTS 12, 13, 14, 15, 16, 17, AND 18 IN YORK CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 1927, AS DOCUMENT NO. 227804, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-16-317-020

**SECTION 3:** The conditional use, as provided for in Sections 1 of this Ordinance shall be granted subject to compliance with the following conditions:

1. That the petitioner shall satisfactorily address the comments included within the IDRC report.
2. Outdoor sales and display of merchandise may only occur at two (2) locations, as depicted on the Land Title Survey, prepared by North Shore Survey, Ltd. dated January 29, 1995 and attached as Exhibit "A". The location identified as "Spot B" shall be revised so as not to impact vehicular traffic. This includes automobiles and Fire Department apparatus.
3. The tent sales shall only occur on Fridays and Saturdays during the months of June, July and August.
4. The petitioner shall apply for and receive an updated Certificate of Occupancy/Zoning Certificate prior to the operation of the tent sales. All conditions shall be satisfactorily addressed prior to issuance of the Certificate of Occupancy/Zoning Certificate.
5. The parking lot on the northern portion of the subject property shall be repaired to Village standards.
6. All dumpsters located on the subject property shall be screened pursuant to Section 155.710 of the Zoning Ordinance.
7. The north property line shall be maintained with a six (6) foot solid fence. The fence shall be repaired in a manner acceptable to the Director of Community Development.

8. All merchandise shall be located within the confines of the approved tent(s) at all times.
9. Signage shall be limited to the integrated sign panel located on the tents. No additional banners shall be allowed on the tents.

SECTION 4: This Ordinance, upon approval, shall be recorded by the Village with the Office of County Recorder.

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 1<sup>st</sup> day of October, 2009.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2009.

Passed on second reading this 15<sup>th</sup> day of October, 2009, pursuant to a roll call vote as follows:

Ayes: Trustees Gron, Tross, Wilson, Moreau, Fitzpatrick and Ware

Nayes: None

Absent: None

Approved by me this 15<sup>th</sup> day of October, 2009.

  
William J. Mueller, Village President

ATTEST:

  
Brigitte O'Brien, Village Clerk

Ordinance No. 6396

Re: PC 09-25

Page 4

Published in pamphlet from this 19<sup>th</sup> day of October, 2009

  
\_\_\_\_\_  
Brigitte O'Brien, 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 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

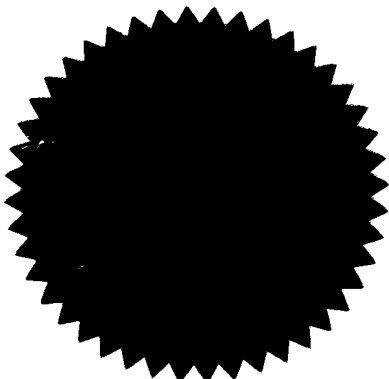
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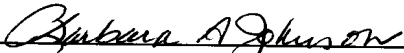
PIN: 06-16-317-020

Address: 1060 E. Roosevelt Road, Lombard, IL

of the said Village as it appears from the official records of said Village duly approved this 15th day of October, 2009.

**In Witness Whereof**, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 9<sup>th</sup> day of November, 2009.



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