

FRED BUCHOLZ

DUPAGE COUNTY RECORDER

AUG. 16, 2007

9:30 AM

OTHER

06-20-100-039

006 PAGES

R2007-152811

ORDINANCE 6012

**GRANTING A CONDITIONAL USE PURSUANT TO
TITLE 15, CHAPTER 155 SECTION 414 OF THE
LOMBARD ZONING ORDINANCE**

PIN: 06-20-100-039

ADDRESS: 1263 S. Main Street, Lombard

L O M B A R D , I L 6 0 1 4 8

Return To:

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

ORDINANCE NO. 6012

**AN ORDINANCE GRANTING A CONDITIONAL USE PURSUANT TO
TITLE 15, CHAPTER 155, SECTION 414 OF THE
LOMBARD ZONING ORDINANCE**

(PC 07-10: 1263 S. Main Street)

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 is zoned B3 Community Shopping District; and,

WHEREAS, an application has been filed requesting approval of a conditional use to provide for a massage establishment on the property described in Section 2 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on March 19, 2007 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; 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 property described in Section 2 below and pursuant to Title 15, Chapter 155, Section 414 (C) 17 of

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the Village of Lombard Zoning Ordinance to provide a massage establishment to be located on the Subject Property legally described in Section 2 below.

SECTION 2: That this ordinance is limited and restricted to the property generally located at 1263 S. Main Street, Lombard, Illinois and legally described as follows:

The West 220 feet of the North 660 feet (except that part of the East 70 feet which is the Roosevelt Road right of way and except the west 150 feet of the north 190 feet and except the west 50 feet of the south 470 feet thereof) of the west ½ of the northwest ¼ of Section 20, Township 39 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.

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

1. The conditional use for the physical culture and massage establishment is exclusively for the tenant space at 1263 South Main Street. Any expansion of the establishment within the existing shopping center beyond what was submitted as part of PC 07-10, shall require an amendment to the conditional use approval.
2. Any massage establishments to be located on the premises shall apply for and receive a business license from the Village of Lombard. Said establishments shall meet all provisions of Chapter 12, Section 122 of the Village Code and shall keep their license in good standing. Moreover, all massage therapists employed on the premises must have a current license from the State of Illinois for the conditional use to apply.
3. The petitioner shall apply for and receive a building permit for any improvements to the interior of the tenant space prior to starting and build-out of the tenant space. Moreover, the petitioner shall apply for and receive approval of a Certificate of Occupancy/Zoning Certificate prior to opening the business establishment.

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4. The property owner shall submit to the Village a Plat of Easement granting cross-access to the abutting property at 55 East Roosevelt Road (06-20-100-066), prior to issuance of a certificate of occupancy, with the location of the cross-access easement subject to review and approval by the Village.

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 5th day of April, 2007.

First reading waived by action of the Board of Trustees this _____ day of _____, 2006.

Passed on second reading this 19th day of April, 2007.

Ayes: Trustees Gron, Tross, O'Brien, Sebby, Florey and Soderstrom

Nays: _____

Absent: _____

Approved this _____ day of _____, 2007.


William J. Mueller, Village President

ATTEST:


Brigitte O'Brien, Village Clerk

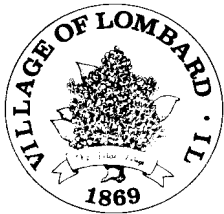
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Published in pamphlet form this 24th day of April, 2007.



Brigitte O'Brien, Village Clerk

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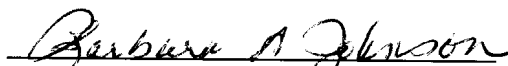


I, **Barbara A. Johnson**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the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

I further certify that attached hereto is a
copy of ORDINANCE 6012
GRANTING A CONDITIONAL USE PURSUANT TO TITLE 15,
CHAPTER 155, SECTION 414 OF THE
CODE OF LOMBARD, ILLINOIS
1263 S. MAIN STREET, LOMBARD
PIN: 06-20-100-039

of the said Village as it appears from the official records
of said Village duly approved April 19, 2007.

In Witness Whereof, I have hereunto affixed my official signature and
the Corporate Seal of said **Village of Lombard**, Du Page County,
Illinois this 30th day of April, 2007.

A handwritten signature in cursive script that reads "Barbara A. Johnson".

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

