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KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
07/17/2023 09:57 AM

DOCUMENT # R2023-044501

ORDINANCE 8151

**AN ORDINANCE GRANTING APPROVAL OF CONDITIONAL
USE PURSUANT TO SECTION 155.417(G)(2)(b)(ix) OF THE
LOMBARD ZONING ORDINANCE TO ALLOW FOR A
MASSAGE ESTABLISHMENT
LOCATED IN THE B4APD ZONING DISTRICT**

PIN: 06-19-201-018

ADDRESS: 1300 S. Main Street, Suite G and H, 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 8151

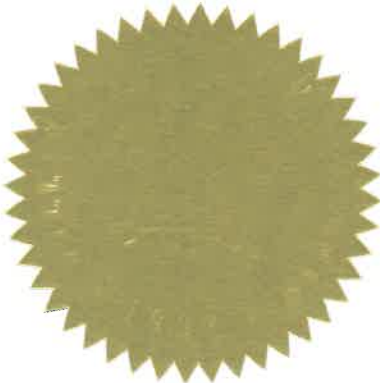
AN ORDINANCE GRANTING APPROVAL OF CONDITIONAL USE
PURSUANT TO SECTION 155.417(G)(2)(b)(ix) OF THE LOMBARD
ZONING ORDINANCE TO ALLOW FOR A MASSAGE ESTABLISHMENT
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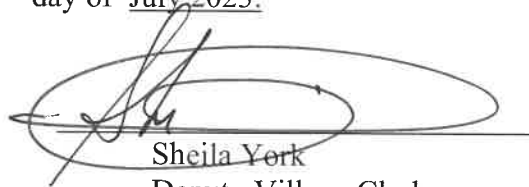
PIN(s) : 06-19-201-018

ADDRESS: 1300 S. Main Street, Suite G and H, Lombard II

of the said Village as it appears from the official records
of said Village duly approved this 20th
day of April 2023.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate
Seal of said **Village of Lombard**, Du Page County, Illinois this 7th
day of July 2023.




Sheila York
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

**ORDINANCE 8151
PAMPHLET**

**PC 23-07: 1300 S. MAIN STREET UNITS G AND H
MASSAGE ESTABLISHMENT**



PUBLISHED IN PAMPHLET FORM THIS 21ST DAY OF APRIL, 2023, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.

Elizabeth Brezinski
Village Clerk

ORDINANCE NO. 8151

**AN ORDINANCE GRANTING APPROVAL OF CONDITIONAL USE
PURSUANT TO SECTION 155.417(G)(2)(b)(ix) OF THE LOMBARD ZONING
ORDINANCE TO ALLOW FOR A MASSAGE ESTABLISHMENT
LOCATED IN THE B4APD ZONING DISTRICT**

PC 23-07: 1300 S. Main Street, Suite G and H

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;

WHEREAS, the Subject Property as defined below is zoned B4APD; and,

WHEREAS, an application requests approval for a conditional use for a massage establishment; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on March 20, 2023 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 155.417(G)(2)(b)(ix) of the Zoning Ordinance for a massage establishment;

SECTION 2: This ordinance is limited and restricted to the property generally located at 1300 S. Main Street, Suites G and H, Lombard, Illinois, and legally described as follows:

THAT PART OF THE EAST 592.0 FEET OF THE NORTHEAST ¼ OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTH OF THE NORTH LINE OF REBECCA ROAD, AND THE NORTH LINE OF REBECCA ROAD EXTENDED WEST, AS PER MELODY LANE ESTATES UNIT NO. 1 (EXCEPTING THEREFROM THE NORTH 337.80 FEET THEREOF AND EXCEPT THAT PART DEDICATED FOR MAIN STREET AS PER SAID MELODY LANE ESTATES UNIT NO. 1), IN DUPAGE COUNTY, ILLINOIS.

PIN Number: 06-19-201-018 (the “Subject Property”).

SECTION 3: The approvals set forth in SECTION 1 above shall be granted subject to compliance with the following conditions:

1. That this relief is limited to the operation of a massage establishment at 1300 S. Main Street, Units G and H. Any expansion, physical site improvement or alterations require approval through the Village;
2. That the operator of the massage establishment apply for and receive a massage establishment permit, per the provisions of Section 122 of the Village Code, with said permit and operation remaining in good standing;
3. That the petitioner shall develop the site in accordance with plans submitted as part of this request; and
4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

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 6th day of April, 2023.

First reading waived by action of the Board of Trustees this _____ day of _____, 2023.

Passed on second reading this 20th day of April, 2023.

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

Ordinance No. 8151
Re: PC 23-07
Page 3

Nays: None

Absent: Trustee Militello

Approved by me this 20th day of April, 2023.


Keith T. Giagnorio, Village President

ATTEST:


Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 21st day of April, 2023.


Elizabeth Brezinski, Village Clerk