



DocId:20025897

Tx:40476764

KATHLEEN V. CARRIER, RECORDER  
DUPAGE COUNTY ILLINOIS  
01/20/2023 09:05 AM

DOCUMENT # R2023-003970

## **ORDINANCE 8093**

### **AN ORDINANCE GRANTING APPROVAL OF A CONDITIONAL USE FOR A RESTAURANT IN THE OFFICE PLANNED DEVELOPMENT DISTRICT**

**PIN(s): 06-29-100-017**

**ADDRESS: : 2300 S. Highland Avenue, 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 8093

AN ORDINANCE GRANTING APPROVAL OF A CONDITIONAL USE  
FOR A RESTAURANT IN THE OFFICE PLANNED DEVELOPMENT  
DISTRICT

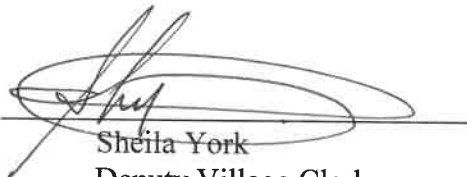
PIN(s) 06-29-100-017

ADDRESS: 2300 S. Highland Avenue, Lombard, IL

of the said Village as it appears from the official records  
of said Village duly approved this 20<sup>h</sup>  
day of October 2022.

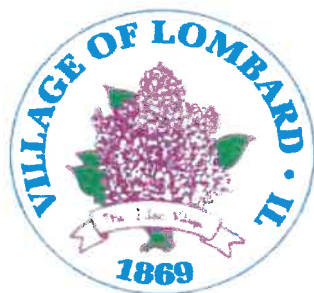
**In Witness Whereof**, I have hereunto affixed my official signature and the Corporate  
Seal of said **Village of Lombard**, Du Page County, Illinois this 6<sup>th</sup>  
day of January 2023.



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

**ORDINANCE 8093  
PAMPHLET**

**PC 22-22: 2300 S. HIGHLAND AVENUE**



PUBLISHED IN PAMPHLET FORM THIS 21ST DAY OF OCTOBER, 2022, BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

*Elizabeth Brezinski*

Elizabeth Brezinski  
Village Clerk

**ORDINANCE NO. 8093**

**AN ORDINANCE GRANTING APPROVAL OF A CONDITIONAL USE FOR A RESTAURANT IN THE OFFICE PLANNED DEVELOPMENT DISTRICT**

(PC 22-22: 2300 S. Highland Avenue)

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 OPD Office District Planned Development; and,

WHEREAS, the Subject Property, as described in Section 2 below, is subject to the standards for the Highland Lakes Planned Development, as adopted by the President and Board of Trustees of the Village of Lombard by Ordinance 1932 and subsequently amended by Ordinance 4046; and,

WHEREAS, an application has heretofore been filed requesting approval of a conditional use pursuant to Section 155.412(C)(17) of the Lombard Village Code to allow for a restaurant, not including entertainment, dancing and/or amusement devices, to operate on the subject property located within the OPD Office District Planned Development; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on September 26, 2022, 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 petition as 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 the following relief is hereby granted for the Subject Property, as described in Section 2 below, subject to the conditions set forth in Section 3 below:

Ordinance No. 8093

Re: PC 22-22

Page 2

1. A conditional use pursuant to Section 155.412(C)(17) of the Lombard Village Code to allow for a restaurant, not including entertainment, dancing and/or amusement devices, to operate on the subject property located within the OPD Office District Planned Development

SECTION 2: That this Ordinance is limited and restricted to the property located at 2300 S. Highland Avenue, Lombard, Illinois and legally described as follows:

THE NORTH 175.00 FEET (AS MEASURED ON THE EAST LINE) OF THE EAST 175.00 FEET (AS MEASURED ON THE NORTH LINE) OF LOT 5 IN HIGHLAND LAKES, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 22, 1976 AS DOCUMENT R76-84677, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-29-100-017 (the "Subject Property").

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

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report, including but not limited to compliance with the comments from the Fire Department and the Building Division;
2. That the petitioner shall apply for and receive all required building permits prior to commencing any work on the site; and
3. 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 in pamphlet form as provided by law.

Passed on first reading this 6th day of October, 2022.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Ordinance No. 8093

Re: PC 22-22

Page 3

Passed on second reading this 20th day of October 2022, pursuant to a roll call vote as follows:

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

Nayes: None

Absent: Trustee Militello

Approved by me this 20th day of October, 2022.



Keith T. Giagnorio, Village President

ATTEST:



Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 21st day of October, 2022.



Elizabeth Brezinski, Village Clerk