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KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
05/09/2023 08:54 AM

DOCUMENT # R2023-028120

ORDINANCE 8127

AN ORDINANCE GRANTING A TIME EXTENSION
TO ORDINANCE 7930 APPROVING A
CONDITIONAL USE FOR MOTOR VEHICLE
SERVICE (CAR WASH) AND A TRANSITIONAL
BUILDING SETBACK VARIANCE FOR THE
PROPERTY AT 352 E. ROOSEVELT ROAD WITHIN
THE B4A ROOSEVELT ROAD CORRIDOR
DISTRICT

PIN(s): 06-17-316-007

ADDRESS: 352 E. Roosevelt Road, 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 8127

AN ORDINANCE GRANTING A TIME EXTENSION TO
ORDINANCE 7930 APPROVING A CONDITIONAL USE
FOR MOTOR VEHICLE SERVICE (CAR WASH) AND A
TRANSITIONAL BUILDING SETBACK VARIANCE
FOR THE PROPERTY AT 352 E. ROOSEVELT ROAD
WITHIN THE B4A ROOSEVELT ROAD CORRIDOR
DISTRICT

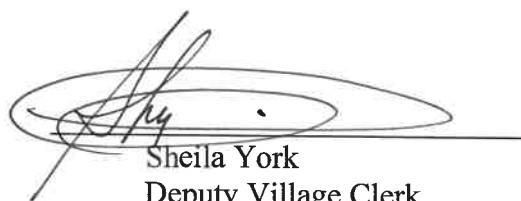
PIN(s) 06-17-316-007

ADDRESS: 352 E. Roosevelt Road, Lombard, IL

of the said Village as it appears from the official records
of said Village duly approved this 4th
day of March 2023.

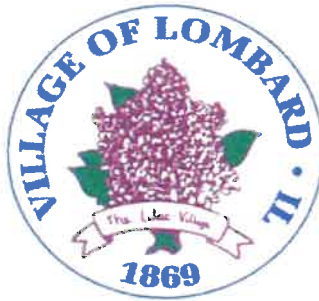
In Witness Whereof, I have hereunto affixed my official signature and the Corporate
Seal of said **Village of Lombard**, Du Page County, Illinois this 5th
day of May 2023.



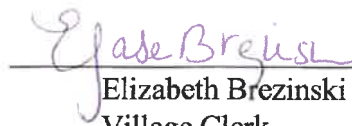

Sheila York
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

**ORDINANCE 8127
PAMPHLET**

**PC 21-08 CAR WASH
352 E. ROOSEVELT ROAD TIME EXTENSION**



PUBLISHED IN PAMPHLET FORM THIS 17TH DAY OF FEBRUARY, 2023, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.


Elizabeth Brezinski
Village Clerk

ORDINANCE NO. 8127

**AN ORDINANCE GRANTING A TIME EXTENSION TO
ORDINANCE 7930 APPROVING A CONDITIONAL USE FOR
MOTOR VEHICLE SERVICE (CAR WASH) AND A
TRANSITIONAL BUILDING SETBACK VARIANCE FOR THE
PROPERTY AT 352 E. ROOSEVELT ROAD WITHIN THE B4A
ROOSEVELT ROAD CORRIDOR DISTRICT**

(PC 21-08: 352 E. Roosevelt Road)

WHEREAS, on March 4, 2021, the President and Board of Trustees of the Village of Lombard adopted Ordinance 7930 which approved a conditional use and a variance to allow for a car wash; and,

WHEREAS, pursuant to Ordinance 7930 the zoning relief shall become null and void unless work thereon is substantially underway within twenty-four (24) months from the date of issuance, unless further action is taken by the Village Board; and,

WHEREAS, construction has not commenced and a building permit is under review for the development granted by Ordinance 7930; and

WHEREAS, the Village has received a request from the owner for a time extension of said Ordinance; and,

WHEREAS, the President and Board of Trustees have determined that it is in the best interests of the Village of Lombard to grant said extension.

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: Ordinance 7930 is hereby further amended and extended and shall be null and void unless a building permit is obtained and the project is substantially underway within twelve (12) months of the expiration date of this Ordinance (i.e., March 3, 2024).

SECTION 2: That all other provisions associated with Ordinance 7930 not amended by this Ordinance shall remain in full force and effect.

SECTION 3: That this ordinance is limited and restricted to the subject property generally located at 352 E. Roosevelt Road, Lombard, Illinois, and more specifically legally described as set forth below:

LOT 1 IN NOLDEN'S ASSESSMENT PLAT, BEING THE EAST 220.00 FEET OF THE SOUTH 350.00 OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDAN, IN DUPAGE COUNTY, ILLINOIS.

PIN: 06-17-316-007

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 _____, 2023.

First reading waived by action of the Board of Trustees this 16th day of February, 2023.

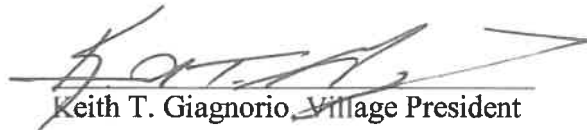
Passed on second reading this 16th day of February, 2023, pursuant to a roll call vote as follows:

Ayes: Trustee LaVaque, Puccio, Dudek, Honig, Militello

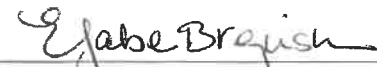
Nays: None

Absent: Trustee Bachner

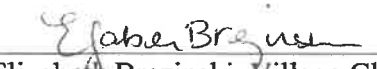
Approved by me this 16th day of February, 2023.


Keith T. Giagnorio, Village President

ATTEST:


Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 17th day of February, 2023.


Elizabeth Brezinski, Village Clerk

EXHIBIT

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**ORDINANCE 7930
PAMPHLET**

PC 21-08: CAR WASH – 352 E. ROOSEVELT ROAD



PUBLISHED IN PAMPHLET FORM THIS 4TH DAY OF MARCH 2021, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.

Sharon Kuderna
Village Clerk

ORDINANCE NO. 7930

AN ORDINANCE GRANTING A CONDITIONAL USE FOR A MOTOR VEHICLE SERVICE (CAR WASH) AND A TRANSITIONAL BUILDING SETBACK VARIANCE FOR THE PROPERTY AT P352 E. ROOSEVELT ROAD WITHIN THE B4A ROOSEVELT ROAD CORRIDOR DISTRICT

(PC 21-08: Car Wash, 352 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 Planned Development; and,

WHEREAS, an application has heretofore been filed requesting approval of a conditional use for a motor vehicle service (car wash) and a variance for a transitional building setback of 30', where 40' is required, for a payment canopy on the north side pursuant to the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code) as set forth in Section 1 below; and

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on January 25, 2021 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the conditional use and variance, subject to certain terms and 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 for a motor vehicle service and a variance for a transitional building setback, is hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3.

SECTION 2: That this Ordinance is limited and restricted to the property at 352 E. Roosevelt Road, Lombard, Illinois, and legally described as follows:

LOT 1 IN NOLDEN'S ASSESSMENT PLAT, BEING THE EAST 220.00 FEET OF THE SOUTH 350.00 OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH,

Ordinance No. 7930
Re: PC 21-08
Page 2

RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDAN, IN DUPAGE COUNTY,
ILLINOIS.

PIN: 06-17-316-007

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

1. That the petitioner shall be required to apply for and receive building permits prior to construction;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. That the petitioner shall satisfactorily address all comments noted by KLOA, as referenced in this report; and
4. This relief shall be valid pursuant to timing in Sections 155.103(C)(10) and (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 18th day of February, 2021.

First reading waived by action of the Board of Trustees this ____ day of March, 2021.

Passed on second reading this 4th day of March, 2021, pursuant to a roll call vote as follows:

Ayes: Trustee Whittington, Puccio, Foltyniewicz, Honig, Militello and Ware

Nays: None

Absent: None

Approved by me this 4th day of March, 2021.


Keith T. Giagnorio, Village President

ATTEST:


Sharon Kuderna, Village Clerk

Published by me in pamphlet form this 5th day of March, 2021.


Sharon Kuderna, Village Clerk