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KATHLEEN V. CARRIER

RECORDER

DUPAGE COUNTY, IL

02/26/2024 08:51 AM

DOC NO. R2024-009729

ORDINANCE 8211

AN ORDINANCE GRANTING APPROVAL OF
CONDITIONAL USE PURSUANT TO SECTION 155.416(C)(23)
OF THE LOMBARD ZONING ORDINANCE TO ALLOW FOR A
MASSAGE ESTABLISHMENT
LOCATED IN THE B4 CORRIDOR COMMERCIAL ZONING
DISTRICT

PIN(s): 06-19-201-018

ADDRESS: 730 E. St Charles 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 8211

AN ORDINANCE GRANTING APPROVAL OF CONDITIONAL USE
PURSUANT TO SECTION 155.416(C)(23) OF THE LOMBARD ZONING
ORDINANCE TO ALLOW FOR A MASSAGE ESTABLISHMENT
LOCATED IN THE B4 CORRIDOR COMMERCIAL ZONING DISTRICT

PIN(s) 06-19-201-018

ADDRESS: 730 E. St. Charles Road , Lombard IL

of the said Village as it appears from the official records
of said Village duly approved this 16th
day of November 2023.

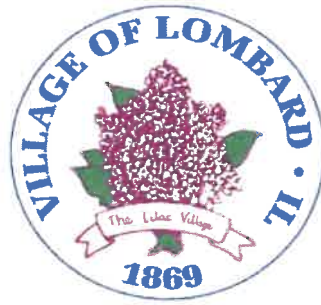
In Witness Whereof, I have hereunto affixed my official signature and the Corporate
Seal of said **Village of Lombard**, Du Page County, Illinois this 16th
day of February 2024.




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

**ORDINANCE 8211
PAMPHLET**

PC-23-20: 730 E. ST. CHARLES ROAD – MASSAGE ESTABLISHMENT



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

Elizabeth Brezinski
Village Clerk

ORDINANCE NO. 8211

**AN ORDINANCE GRANTING APPROVAL OF CONDITIONAL USE
PURSUANT TO SECTION 155.416(C)(23) OF THE LOMBARD ZONING ORDINANCE
TO ALLOW FOR A MASSAGE ESTABLISHMENT
LOCATED IN THE B4 CORRIDOR COMMERCIAL ZONING DISTRICT**

PC 23-20: 730 E. St. Charles 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;

WHEREAS, the Subject Property as defined below is zoned B4; 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 October 16, 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 155.416(C)(23) of the Zoning Ordinance for a massage establishment;

SECTION 2: This ordinance is limited and restricted to the property generally located at 730 E. St. Charles Road, Lombard, Illinois, and legally described as follows:

LOT 84 IN ROBERTSON'S ST CHARLES ROAD ADDITION TO WESTMORE, BEING A SUBDIVISION IN THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 4, TOWNSHIP 39

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NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1922 AS DOCUMENT NO. 157522 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 730 E. St. Charles Road. Any expansion, physical site improvement or alterations require approval through the Village.
2. That the operator of the massage establishment shall apply for and receive a massage establishment license, per the provisions of Section 122 of the Village Code, with said license 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. 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 Building Division; and
5. 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 2nd day of November 2023.

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

Passed on second reading this 16th day of November 2023.

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

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Nays: None

Absent: None

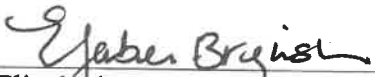
Approved by me this 16th day of November 2023.


Keith T. Giagnorio, Village President

ATTEST:


Elizabeth Brezinski, Village Clerk

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


Elizabeth Brezinski, Village Clerk