



DocId:20392013

Tx:40704136

ELIZABETH M. CHAPLIN
RECORDER
DUPAGE COUNTY, IL
03/04/2026 10:34 AM
DOC NO. R2026-013796
PAGES: 8

RECORDING COVER PAGE

ORDINANCE 8348

AN ORDINANCE GRANTING CONDITIONAL USES PURSUANT TO SECTION 155.103(F) OF THE LOMBARD VILLAGE CODE AND VARIATIONS PURSUANT TO SECTION 155.103(C) OF THE LOMBARD VILLAGE CODE TO ALLOW FOR A DRIVE-THROUGH RESTAURANT ON THE SUBJECT PROPERTY LOCATED WITHIN THE B4A ROOSEVELT ROAD CORRIDOR DISTRICT.

Permanent Parcel Number(s):

06-19-100-029

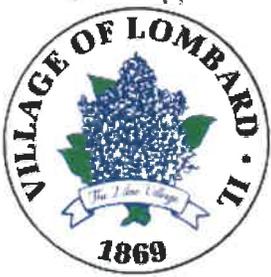
Property Address(es):

505 W. Roosevelt Road, Lombard, IL 60148

Prepared by and Return To:

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

*Please note – This cover page has been attached to the document for recording purpose.
It is a permanent part of the document and has been included in the page count.



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 true and correct copy of

ORDINANCE 8348

AN ORDINANCE GRANTING CONDITIONAL USES PURSUANT TO SECTION 155.103(F) OF THE LOMBARD VILLAGE CODE AND VARIATIONS PURSUANT TO SECTION 155.103(C) OF THE LOMBARD VILLAGE CODE TO ALLOW FOR A DRIVE-THROUGH RESTAURANT ON THE SUBJECT PROPERTY LOCATED WITHIN THE B4A ROOSEVELT ROAD CORRIDOR DISTRICT.

Permanent Parcel Number(s):

06-19-100-029

Property Address(es):

505 W. Roosevelt Road, Lombard, IL 60148

of the said Village as it appears from the official records of said Village duly approved this **20th day of March 2025**.

In **Witness Whereof**, I have hereunto affixed my official signature and corporate Seal of **The Village of Lombard**, DuPage County, Illinois, this **24th day of February 2026**.



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

**ORDINANCE 8348
PAMPHLET**

PC 25-04: 505 W. ROOSEVELT ROAD – DRIVE-THROUGH RESTAURANT



**PUBLISHED IN PAMPHLET FORM THIS 21ST DAY OF MARCH 2025, BY ORDER OF
THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.**

A handwritten signature in cursive script, reading "Elizabeth Brezinski".

**Elizabeth Brezinski
Village Clerk**

ORDINANCE NO. 8348

**AN ORDINANCE GRANTING CONDITIONAL USES
PURSUANT TO SECTION 155.103(F) OF THE LOMBARD
VILLAGE CODE AND VARIATIONS PURSUANT TO SECTION
155.103(C) OF THE LOMBARD VILLAGE CODE TO ALLOW
FOR A DRIVE-THROUGH RESTAURANT ON THE SUBJECT
PROPERTY LOCATED WITHIN THE B4A ROOSEVELT ROAD
CORRIDOR DISTRICT.**

PC 25-04: 505 W. 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; and,

WHEREAS, an application has been filed requesting approval of the following relief for the Subject Property:

1. A conditional use pursuant to Section 155.103(F) of the Zoning Ordinance in order to allow a drive through accessory to a restaurant (see Section 155.417(G)(2)(b)(iv));
2. A conditional use pursuant to Section 155.103(F) of the Zoning Ordinance in order to recognize existing off-site parking throughout the shopping center (R1972-041405) and allow the use of parking spaces situated at 505 West Roosevelt Road to support use at 1210 Finley Road and 515 W. Roosevelt Road in conformance with Section 155.602(A)(3)(b) while also allowing shopping center cross-parking as covenanted in 1972 (see Section 155.417(G)(2)(c)(ii));
3. Variations pursuant to Section 155.103(C) of the Zoning Ordinance to allow the continuation of conditions existing since 1977, and later with the expansion of rights of way, to remain:
 - a. From Section 155.417(G)(3), and 155.417(G)(5)(c) which impose certain lot size (40,000 SF) and interior side yard (10 feet) standards subject to compliance with the site plan and landscape plan on file with the Village which shall be deemed part of any ordinance authorizing the variations; and

- b. From Sections 155.417(G)(9) and 155.417(G)(12) which impose certain landscaping (Article XI), and parking lot design (Article X) standards subject to compliance with the site plan and landscape plan on file with the Village which shall be deemed part of any ordinance authorizing the variations; and

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on February 17, 2025, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the conditional use, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions 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:

1. A conditional use pursuant to Section 155.103(F) of the Zoning Ordinance in order to allow a drive through accessory to a restaurant (see Section 155.417(G)(2)(b)(iv));
2. A conditional use pursuant to Section 155.103(F) of the Zoning Ordinance in order to recognize existing off-site parking throughout the shopping center (R1972-041405) and allow the use of parking spaces situated at 505 West Roosevelt Road to support use at 1210 Finley Road and 515 W. Roosevelt Road in conformance with Section 155.602(A)(3)(b) while also allowing shopping center cross-parking as covenanted in 1972 (see Section 155.417(G)(2)(c)(ii));
3. Variations pursuant to Section 155.103(C) of the Zoning Ordinance to allow the continuation of conditions existing since 1977, and later with the expansion of rights of way, to remain:

Ordinance No. 8348

Re: PC 25-04

Page 3

- a. From Section 155.417(G)(3), and 155.417(G)(5)(c) which impose certain lot size (40,000 SF) and interior side yard (10 feet) standards subject to compliance with the site plan and landscape plan on file with the Village which shall be deemed part of any ordinance authorizing the variations; and
- b. From Sections 155.417(G)(9) and 155.417(G)(12) which impose certain landscaping (Article XI), and parking lot design (Article X) standards subject to compliance with the site plan and landscape plan on file with the Village which shall be deemed part of any ordinance authorizing the variations; and

SECTION 2: That this Ordinance is limited and restricted to the property located at 505 W. Roosevelt Road, Lombard, Illinois and legally described as follows:

LOT I OF RINCK'S SUBDIVISION, BEING A SUBDIVISION OF PART OF FINLEY-ROOSEVELT ASSESSMENT PLAT OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1977, AS DOCUMENT R77-08166, IN DUPAGE COUNTY, ILLINOIS.

EXCEPT THAT PART OF LOT 1 OF RINCK'S SUBDIVISION, BEING A SUBDIVISION OF PART OF FINLEY-ROOSEVELT ASSESSMENT PLAT OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED FEBRUARY 3, 1977 AS DOCUMENT R77-08166, IN DUPAGE COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF AFORESAID LOT 1 AS MONUMENTED AND OCCUPIED; THENCE ON AN ASSUMED BEARING OF NORTH 02 DEGREES 18 MINUTES, 10 SECONDS WEST 232.00 FEET ALONG THE EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS SURVEY MARKER; THENCE CONTINUING ALONG THE SAME BEARING OF NORTH 02 DEGREES 18 MINUTES 10 SECONDS WEST 15.00 ALONG SAID EAST LINE TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 87 DEGREES 42 MINUTES 46 SECONDS WEST 15.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS SURVEY MARKER, THENCE

SOUTH 47 DEGREES 17 MINUTES 42 SECONDS EAST 21.21 FEET TO THE POINT OF BEGINNING.

Parcel Number: 06-19-100-029 (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;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report;
3. That the petitioner shall modify the drive-through lanes in accordance with the recommendations of KLOA in the Site Plan Evaluation, dated February 6, 2025;
4. That the refuse disposal area on the subject property shall serve the subject property and the property located at 1210 S. Finley Road, unless and until such time as arrangements are made for refuse collection on each property individually;
5. That the petitioner shall apply for and receive building permits for the proposed improvements; and
6. That 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 March, 2025.

First reading waived by action of the Board of Trustees this _____ day of _____, 2025.

Passed on second reading this 20th day of March, 2025.

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

Nays: None

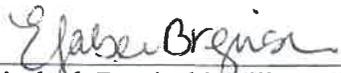
Ordinance No. 8348
Re: PC 25-04
Page 5

Absent: None

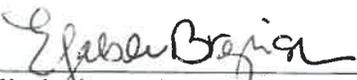
Approved by me this 20th day of March, 2025.


Keith T. Giagnorio, Village President

ATTEST:


Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 21st day of March, 2025.


Elizabeth Brezinski, Village Clerk