

**ORDINANCE 8378  
PAMPHLET**

**PC 25-11: 1014 S. MAIN STREET (GLENBARD EAST)**



PUBLISHED IN PAMPHLET FORM THIS 22ND DAY OF AUGUST 2025, BY ORDER OF  
THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE  
COUNTY, ILLINOIS.

  
Ranya Elkhatab  
Village Clerk

**ORDINANCE NO. 8378**

**AN ORDINANCE GRANTING A MAJOR CHANGE PURSUANT  
TO TITLE 15, CHAPTER 155, SECTION 155.504 OF THE  
LOMBARD ZONING ORDINANCE FOR A PARCEL LOCATED  
IN THE GLENBARD EAST PLANNED DEVELOPMENT, AS  
ESTABLISHED BY ORDINANCE 6967, TO APPROVE AN  
ADDITION TO A BUILDING IN A PLANNED DEVELOPMENT  
THAT CHANGES THE LOCATION OF THE BUILDING BY  
MORE THAN 10 FEET AND, COMPANION DEVIATIONS**

(PC 25-11: 1014 S. Main Street – Glenbard East Site Improvements)

WHEREAS, the President and Board of Trustees of the Village of Lombard (“Village”) have heretofore adopted the Lombard Zoning Ordinance otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois (“Lombard Zoning Ordinance”); and

WHEREAS, the Subject Property, as described in Section 2 below, is zoned CRPD Conservation Recreation District Planned Development; and

WHEREAS, an application has heretofore been filed by Glenbard District 87 (“Petitioner”) requiring approval, pursuant to the Lombard Zoning Ordinance, of a major change to a planned development to allow an addition to a building that changes the location of the building by more than 10 feet on the Subject Property, and other deviations, as described in Section 2 below; and

WHEREAS, a public hearing on the aforesaid application has been conducted by the Village of Lombard Plan Commission (“Plan Commission”) on July 28, 2025, pursuant to appropriate and legally required notice; and

WHEREAS, the Plan Commission has filed its findings and recommendations with the President and Board of Trustees recommending approval of the aforementioned addition to the building (“Findings and Recommendations”); and

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the Village to approve and adopt the Findings and Recommendations, which are hereby incorporated herein by reference as if 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 approval of the aforesaid addition to a building in a planned development, and deviations, as more fully as set forth below, is hereby granted for the Subject Property, subject to the conditions set forth in Section 3 below:

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Glenbard East Planned Development, as established by Ordinance No. 6967, to approve the following:
  - a. An addition to a building in a planned development that changes the location of the building by more than 10 (ten) feet;
  - b. A deviation from Section 155.404(G) of the Lombard Zoning Ordinance to allow a building addition with a height of 32 feet where a maximum height of 30 feet is permitted; and
  - c. A deviation from Section 155.404(H) of the Lombard Zoning Ordinance to allow a development with 48% open space, where a minimum of 50% open space is required.

**SECTION 2:** That this ordinance is limited and restricted to the subject property generally located at 1014 S. Main Street, Lombard, Illinois, and more specifically legally described as set forth below ("Subject Property"):

THE EAST 1550.00 FEET, AS MEASURED ON THE NORTH LINE AND PARALLEL WITH THE EAST LINE THEREOF, OF THE NORTH 843.10 FEET, AS MEASURED ON THE EAST LINE AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

EXCEPTING THEREFROM:

THE NORTHERN 33 FEET HERETOFORE DEDICATED PER THAT PLAT OF DEDICATION FOR WILSON ROAD RECORDED MAY 22, 1961 AS DOCUMENT R1961-007605 IN THE OFFICE OF THE DUPAGE COUNTY RECORDER.

ALSO EXCEPTING THEREFROM:

THE EASTERN 66 FEET HERETOFORE DEDICATED FOR MAIN STREET AS LAID OUT AND ESTABLISHED AS A PUBLIC HIGHWAY ACCORDING TO THE ORDER EXECUTED BY THE COMMISSIONERS OF HIGHWAYS OF

DUPAGE COUNTY, ON NOVEMBER 30, 1874 AND RECORDED IN THE ADDISON TOWNSHIP BOOK A, PAGES 359 THRU 363.

ALSO EXCEPTING THEREFROM:

A PARCEL OF LAND LOCATED AND BEING A PART OF THE EAST HALF OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 02 MINUTES 18 SECONDS EAST 33.0 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE, EXTENDED, OF WILSON ROAD AS DEDICATED PER DOCUMENT NO. R1961-007605 IN THE OFFICE OF THE DUPAGE COUNTY RECORDER; THENCE NORTH 89 DEGREES 54 MINUTES 10 SECONDS WEST 66.0 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE EXTENDED, TO THE WEST LINE OF MAIN STREET AS LAID OUT AND ESTABLISHED AS A PUBLIC HIGHWAY ACCORDING TO THE ORDER EXECUTED BY THE COMMISSIONERS OF HIGHWAYS OF DUPAGE COUNTY, ON NOVEMBER 30, 1874 AND RECORDED IN THE ADDISON TOWNSHIP BOOK A, PAGES 359 THRU 363, AND TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 54 MINUTES 10 SECONDS WEST 40.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WILSON ROAD; THENCE SOUTH 44 DEGREES 56 MINUTES 14 SECONDS EAST 56.64 FEET TO A POINT ON THE WEST LINE OF SAID MAIN STREET; THENCE NORTH 00 DEGREES 02 MINUTES 18 SECONDS WEST 40.00 FEET ALONG THE WEST LINE OF SAID MAIN STREET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THE WEST 621.40 FEET OF THE EAST 2171.4 FEET, BOTH AS MEASURED ON THE NORTH LINE AND PARALLEL WITH THE EAST LINE THEREOF, OF THE NORTH 701.0 FEET, AS MEASURED ON THE EAST LINE AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

EXCEPTING THEREFROM:

THE NORTHERN 33 FEET HERETOFORE DEDICATED PER THAT PLAT OF DEDICATION FOR WILSON ROAD RECORDED OCTOBER 02, 1961 AS DOCUMENT R1961-24601 IN THE OFFICE OF THE DUPAGE COUNTY RECORDER.

PINs: 06-18-402-002 and 06-18-402-004

COMMON ADDRESS AND LOCATION: 1014 S. Main Street, Lombard, IL

**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, except as they may be changed to conform to Village Code;
3. That the petitioner shall apply for and receive building permits for the proposed improvements; and
4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11) of Village Code.

**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 \_\_\_\_\_, 2025.

First reading waived by action of the Board of Trustees this 21st day of August 2025.

Passed on second reading this 21st day of August 2025, pursuant to a roll call vote as follows:

Ayes: Trustee LaVaque, Hammersmith, Dudek, Egan, and Bachner

Nays: None

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Re: PC 25-11

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Absent: Trustee Militello

Approved by me this 21st day of August 2025.



Anthony Puccio, Village President

ATTEST:



Ranya Elkhatib, Village Clerk

Published by me in pamphlet form this 22nd day of August 2025.



Ranya Elkhatib, Village Clerk