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ELIZABETH M. CHAPLIN  
RECORDER  
DUPAGE COUNTY, IL  
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## **ORDINANCE 8287**

**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 800-810 E.  
ROOSEVELT ROAD PLANNED DEVELOPMENT,  
AS ESTABLISHED BY ORDINANCE 5171 AND  
AMENDED BY ORDINANCES 5172 AND 5294, TO  
APPROVE AN ADDITION TO A BUILDING IN A  
PLANNED DEVELOPMENT THAT CHANGES THE  
LOCATION OF THE BUILDING BY MORE THAN 10  
FEET**

**PIN(s): 06-17-406-050**

**ADDRESS: 810 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 8287

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 800-810 E. ROOSEVELT  
ROAD PLANNED DEVELOPMENT, AS ESTABLISHED  
BY ORDINANCE 5171 AND AMENDED BY  
ORDINANCES 5172 AND 5294, TO APPROVE AN  
ADDITION TO A BUILDING IN A PLANNED  
DEVELOPMENT THAT CHANGES THE LOCATION OF  
THE BUILDING BY MORE THAN 10 FEET

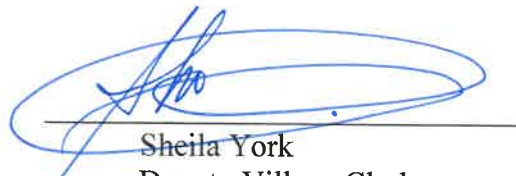
PIN(s) 06-17-406-050

ADDRESS: 810 E. Roosevelt Road, Lombard IL

of the said Village as it appears from the official records  
of said Village duly approved this 19<sup>th</sup>  
day of September 2024.

**In Witness Whereof**, I have hereunto affixed my official signature and the Corporate  
Seal of said **Village of Lombard**, Du Page County, Illinois this 19<sup>th</sup>  
day of February 2025.



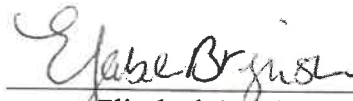
  
\_\_\_\_\_  
Sheila York  
Deputy Village Clerk  
Village of Lombard  
DuPage County, Illinois

**ORDINANCE 8287  
PAMPHLET**

**PC 24-08: 810 E. ROOSEVELT ROAD  
KFC RESTAURANT**



PUBLISHED IN PAMPHLET FORM THIS 20THTH DAY OF SEPTEMBER, 2024, BY  
ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,  
DUPAGE COUNTY, ILLINOIS.

  
Elizabeth Brezinski  
Village Clerk

**ORDINANCE NO. 8287**

**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 800-810 E. ROOSEVELT ROAD PLANNED DEVELOPMENT, AS ESTABLISHED BY ORDINANCE 5171 AND AMENDED BY ORDINANCES 5172 AND 5294, TO APPROVE AN ADDITION TO A BUILDING IN A PLANNED DEVELOPMENT THAT CHANGES THE LOCATION OF THE BUILDING BY MORE THAN 10 FEET**

(PC 24-08: 810 E. Roosevelt Road – KFC restaurant addition)

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 B4APD Roosevelt Road District Planned Development; and

WHEREAS, an application has heretofore been filed by Afzal Lokhandwala (“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, 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 August 19, 2024, 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, as more fully as set forth below, is hereby granted for the Subject Property, subject to the conditions set forth in Section 3 below:

Pursuant to Section 155.504(A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the 800-810 E. Roosevelt Road Planned Development, as established by Ordinance No. 5171, and amended by Ordinance Nos. 5172 and 5294, to approve an addition to a building in a planned development that changes the location of the building by more than 10 feet.

**SECTION 2:** That this ordinance is limited and restricted to the subject property generally located at 810 E. Roosevelt Road, Lombard, Illinois, and more specifically legally described as set forth below ("Subject Property"):

LOT 2 IN LOMBARD SQUARE RESUBDIVISION, BEING A RESUBDIVISION OF ALL OF LOT 1 IN 800 EAST ROOSEVELT ROAD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTAMBER 24, 2002 AS DOCUMENT NO. R2002-246080, IN DUPAGE COUNTY, ILLINOIS.

PIN: 06-17-406-050

COMMON ADDRESS AND LOCATION: 810 E. Roosevelt Road, 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;
4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11); and

5. The petitioner shall provide evidence that the private utility easement on the east side of the existing building has been vacated by all requisite utility companies prior to issuance of a building permit.

**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 5th day of September 2024.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2024.


Passed on second reading this 19th day of September 2024, pursuant to a roll call vote as follows:

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

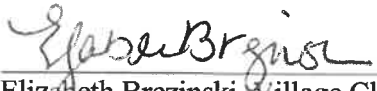
Nays: None

Absent: None

Approved by me this 19th day of September 2024.

  
Keith T. Giagnorio, Village President

ATTEST:

  
Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 20th day of September 2024.

  
Elizabeth Brezinski, Village Clerk