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KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
02/28/2022 11:23 AM

DOCUMENT # R2022-021276

ORDINANCE 8020

AN ORDINANCE GRANTING A PLANNED DEVELOPMENT AMENDMENT TO ORDINANCE 6211 WITH COMPANION CONDITIONAL USE AND VARIATION

PIN(s): 06-20-106-084

ADDRESS: 359 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 8020

AN ORDINANCE GRANTING A PLANNED DEVELOPMENT
AMENDMENT TO ORDINANCE 6211 WITH COMPANION
CONDITIONAL USE AND VARIATION

PIN(s) : 06-20-106-084

ADDRESS: 359 E. Roosevelt Road, Lombard, IL

of the said Village as it appears from the official records
of said Village duly approved this 6th
day of January, 2022.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate
Seal of said **Village of Lombard**, Du Page County, Illinois this 18th
day of February 2022.





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

**ORDINANCE 8020
PAMPHLET**

PC 21-28: 359 E. ROOSEVELT RD. – PANDA EXPRESS



PUBLISHED IN PAMPHLET FORM THIS 7th OF JANUARY, 2022, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.


Elizabeth Brezinski
Village Clerk

ORDINANCE NO. 8020

**AN ORDINANCE GRANTING A PLANNED DEVELOPMENT AMENDMENT TO
ORDINANCE 6211 WITH COMPANION CONDITIONAL USE AND VARIATION**

(PC 21-28: 359 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 described in Section 2 below, is zoned B4APD Roosevelt Road Corridor District Planned Development; and,

WHEREAS, the Subject Property, as described in Section 2 below, is subject to the standards for the Lombard Crossing Planned Development, as adopted by the President and Board of Trustees of the Village of Lombard by Ordinance 6211 and subsequently amended by Ordinances 6344, 6495, 6623 and 6685; and,

WHEREAS, an application has heretofore been filed requesting approval of a planned development amendment along with a companion conditional use for a drive-through establishment and a variation to reduce required perimeter parking lot and perimeter lot landscaping along the east property line, pursuant to the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code); and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on December 20, 2021, 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 petition as 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 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. Approve a major change to the Lombard Crossing Planned Development, as established by Ordinance 6211 and amended by Ordinances 6344, 6495, 6623 and 6685, with the following companion conditional use and variation:

- a. Approve a conditional use, pursuant to Section 155.417(G)(2)(b)(v) of the Lombard Code of Ordinances to allow for a drive-through establishment (fast food restaurant);
- b. Approve a variation from Sections 155.706(C) and 155.709(B) of the Lombard Code of Ordinances to reduce the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') along the east property line; and

2. Site plan approval for the proposed development

SECTION 2: That this Ordinance is limited and restricted to the property located at 359 E. Roosevelt Road, Lombard, Illinois and legally described as follows:

LOT 2 IN HIGHLAND LANES 1ST RESUBDIVISION, RECORDED JULY 25, 2012 AS DOCUMENT NUMBER R2012-096679 IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-20-106-084 (the "Subject Property").

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

1. 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;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
3. 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 in pamphlet form as provided by law.

Passed on first reading this ____ day of _____, 2022.

First reading waived by action of the Board of Trustees this 6th of January, 2022.

Passed on second reading this 6th of January, 2022, pursuant to a roll call vote as follows:

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

Nays: None

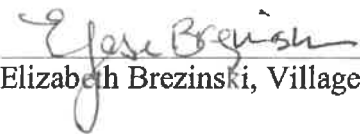
Absent: None

Approved by me this 6th of January, 2022.



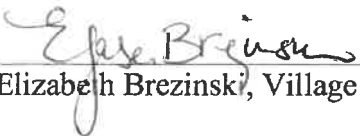
Keith T. Giagnorio, Village President

ATTEST:



Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 7th day of January, 2022.



Elizabeth Brezinski, Village Clerk