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**ORDINANCE NO. 4920**

**AN ORDINANCE GRANTING A CONDITIONAL USE PURSUANT TO  
TITLE 15, CHAPTER 155, SECTIONS 155.415.C AND 155.208 OF THE  
LOMBARD ZONING ORDINANCE AND GRANTING A VARIATION TO TITLE  
15, CHAPTER 153, SECTION 153.505.B.16 (2) a OF THE LOMBARD SIGN  
ORDINANCE**

(PC 00-54: 600 West North Avenue)  
(Shell Oil)

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 President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Sign Ordinance, otherwise known as Title 15, Chapter 153 of the Code of Lombard, Illinois; and,

WHEREAS, the subject property is zoned B4 Corridor Commercial District; and,

WHEREAS, an application has been filed requesting approval of a Conditional Use to provide for automobile service uses (a gas station and car wash) and for approval of a Conditional Use to allow two principal structures on one lot-of-record on the property described in Section 4 below; and,

WHEREAS, an application has been filed with the Village of Lombard requesting a variation from Title 15, Chapter 153, Section 153.505.B.16 (2) a of said Sign Ordinance to increase the number of permitted wall signs from two (2) to five (5); and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on December 18, 2000 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,

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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 property described in Section 4 below and pursuant to Title 15, Chapter 155, Section 414.C of The Village of Lombard Zoning Ordinance so as to allow said property to be used for automobile service uses including a gas station and a car wash; and that a conditional use is hereby granted for the property described in Section 4 below and pursuant to Title 15, Chapter 155.208 to allow two principal structures on one lot-of-record.

SECTION 2: That a variation is hereby granted for the property described in Section 4 below and pursuant to Title 15, Chapter 153, Section 153, Section 505.B.16 (2) a of the Village of Lombard Sign Ordinance and a variation to increase the number of permitted wall signs from two (2) to five (5).

SECTION 3: That this ordinance is limited and restricted to the property generally located at Lombard, Illinois and legally described as follows:

LOT ONE IN EQUILON ENTERPRISES, LLC CONSOLIDATION PLAT NO. THREE OF PART OF THE SOUTHEAST QUARTER OF SECTION THIRTY-SIX, TOWNSHIP FORTY NORTH, RANGE TEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number 02-36-412-035

SECTION 4: This ordinance shall be granted subject to compliance with the following conditions:

1. That the site be developed in substantial compliance with the Proposed Site Plan, Building Floor Plan, Building Elevations, Car Wash Elevation, and Canopy Elevations, IL Route 53 & IL. Route 64 Lombard, Illinois, Prepared by Kurtz Associates Architects, dated November 6, 2000 and the Proposed Planting Plan, IL Route 53 & IL.

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Route 64 Lombard, Illinois, Prepared by Kurtz Associates Architects, dated November 8, 2000.

2. That construction and site improvements shall be substantially underway within one (1) year from the date of Village Board approval and shall be completed eighteen (18) months thereof.

SECTION 5: 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 4th day of January, 2001.

First reading waived by action of the Board of Trustees this \_\_\_ day of \_\_\_\_\_, 2001.

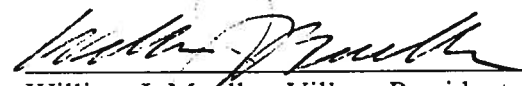
Passed on second reading this 18th day of January, 2001.

Ayes: Trustees Borgatell, Tross, Schaffer, Sebby, Florey, Kufirin, Jr.

Nayes: None

Absent: None

Approved this 18th day of January, 2001.

  
William J. Mueller, Village President

ATTEST:

  
Lorraine G. Gerhardt, Village Clerk