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KATHLEEN V. CARRIER, RECORDER  
DUPAGE COUNTY ILLINOIS  
07/31/2023 09:40 AM

DOCUMENT # R2023-047998

## **ORDINANCE 8180**

### **AN ORDINANCE GRANTING A CONDITIONAL USE AND VARIANCES FOR A GAS STATION EXPANSION IN THE B4 DISTRICT PURSUANT TO SECTION 155.416 OF THE LOMBARD VILLAGE CODE.**

**PIN(s): 06-04-311-044**

**ADDRESS: 938 E St Charles 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 8180

AN ORDINANCE GRANTING A CONDITIONAL USE  
AND VARIANCES FOR A GAS STATION EXPANSION  
IN THE B4 DISTRICT PURSUANT TO SECTION 155.416  
OF THE LOMBARD VILLAGE CODE.

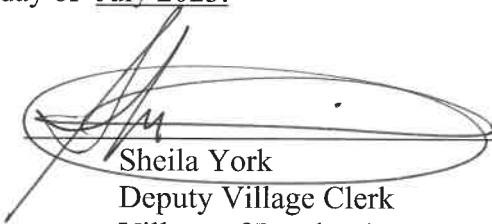
PIN(s) 06-04-311-044

ADDRESS: 938 E St Charles Road, Lombard Il

of the said Village as it appears from the official records  
of said Village duly approved this 20<sup>th</sup>  
day of July 2023.

**In Witness Whereof**, I have hereunto affixed my official signature and the Corporate  
Seal of said **Village of Lombard**, Du Page County, Illinois this 28<sup>th</sup>  
day of July 2023.



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

**ORDINANCE 8180  
PAMPHLET**

**PC 23-10: 938 E. ST. CHARLES ROAD**



PUBLISHED IN PAMPHLET FORM THIS 21ST DAY OF JULY, 2023, BY ORDER  
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE  
COUNTY, ILLINOIS.

A handwritten signature in black ink, appearing to read "Elizabeth Brezinski", is written over a horizontal line.

Elizabeth Brezinski  
Village Clerk

**ORDINANCE NO. 8180**

**AN ORDINANCE GRANTING A CONDITIONAL USE AND  
VARIANCES FOR A GAS STATION EXPANSION IN THE B4  
DISTRICT PURSUANT TO SECTION 155.416 OF THE  
LOMBARD VILLAGE CODE.**

PC 23-10; 938 E St Charles 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 B4 Corridor Commercial District; and,

WHEREAS, an application has been filed requesting approval for a conditional use and variances pursuant to Section 155.416 of the Lombard Zoning Ordinance to allow for an expansion of an existing gas station; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on May 15, 2023, 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 approval of a conditional use pursuant to Section 155.416(C)(11) of the Village of Lombard Code of Ordinances for an expansion to an existing gas station/convenience store building, with the following variations; a variance to the minimum lot area of 21,286 square feet, where 40,000 square feet is required pursuant to Section 155.416(D), and for the proposed canopy expansion, a variance to the front yard setback of 3 feet 3 inches, where 30 feet is required pursuant to Section 155.416(F)(1) is

hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3.

SECTION 2: That this Ordinance is limited and restricted to the property located at 938 E St Charles Rd, Lombard, Illinois and legally described as follows:

LOT 20 AND 21 (EXCEPT THAT PORT OF SAID LOTS LYING SOUTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE WEST LINE OF LOT 28, 5 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 28, 5 FEET OF THE SOUTHWEST CORNER OF SAID LOT 28 TO A POINT IN THE EAST LINE OF LOT 20, 2.90 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 20) IN "ROBERTSON'S ST. CHARLES ROAD ADDITION TO WESTMORE", BEING A SUBDIVISION IN THE WEST ½. OF THE SOUTHWEST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1922 AS DOCUMENT 157522, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-04-311-044 (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 plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. A plat of consolidation, making the property a lot of record, shall be submitted to the Village recorded at DuPage County;
4. The fence shall be maintained in good conditions at all times;
5. 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 15th day of June, 2023.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Passed on second reading this 20th day of July, 2023.

Ordinance No. 8180  
Re: PC 23-10  
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Ayes: Trustee LaVaque, Puccio, Dudek, Honig, Militello and Bachner

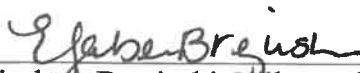
Nays: None

Absent: None

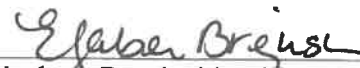
Approved by me this 20th day of July, 2023.

  
Keith T. Giagnorio, Village President

ATTEST:

  
Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 21<sup>st</sup> day of July, 2023.

  
Elizabeth Brezinski, Village Clerk