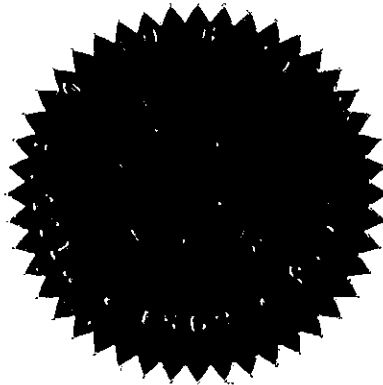


ORDINANCE 4485


PAMPHLET

FRONT OF PAMPHLET

APPROVING A REQUEST FOR
A CONDITIONAL USE FOR AN AUTOMOBILE
GAS STATION AND CAR WASH
AND VARIATIONS OF ON SITE PARKING
REQUIREMENTS AND SIGNS AT
5 E. NORTH AVENUE



PUBLISHED IN PAMPHLET FORM THIS 24TH DAY OF JUNE, 1998.
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,
DUPAGE COUNTY, ILLINOIS.


Lorraine G. Gerhardt
Village Clerk

ORDINANCE NO. 4485

**AN ORDINANCE GRANTING A CONDITIONAL USE PURSUANT TO
TITLE 15, CHAPTER 155, SECTIONS 155.414.C AND 155.208 OF THE
LOMBARD ZONING ORDINANCE AND GRANTING VARIATIONS TO TITLE
15, CHAPTER 155, SECTIONS 155.602.C AND 155.708.A OF THE LOMBARD
ZONING ORDINANCE AND TITLE 15, CHAPTER 153, SECTION 153.505.B.5.e
OF THE LOMBARD SIGN ORDINANCE**

(PC 98-18: 5 East North Avenue, Lombard, Illinois)
(Phillips 66)

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 B3 Community Shopping 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 155, Section 155.602.C of said Zoning Ordinance to reduce the number of required parking spaces from eight (8) to four (4), a variation from Title 15, Chapter 155, Section 155.708.A of said Zoning Ordinance to not provide a portion of the required foundation landscaping, and a variation from Title 15, Chapter 153, Section 153.505.B.5.e of said Sign Ordinance to increase the number of permitted wall signs from two (2) to four (4); and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on June 10, 1998 pursuant to appropriate and legal notice; and,

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Re: PC 98-18
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WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the conditional use 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 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 602, Table 6.3 of the Village of Lombard Zoning Ordinance so as to allow a variation to reduce the number of required parking spaces from eight (8) to four (4); and that a variation is hereby granted for the property described in Section 4 below and pursuant to Title 15, Chapter 155, Section 708. A so as to provide a variation to not provide a portion of the required foundation landscaping.

SECTION 3: 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.5.e. of the Village of Lombard Sign Ordinance and a variation to increase the number of permitted wall signs from two (2) to four (4).

SECTION 4: That this ordinance is limited and restricted to the property generally located at Lombard, Illinois and legally described as follows:

That part of the Northwest Quarter of Section 5, Township 39 North, Range 11 East of the Third Principal Meridian, bounded and described as follows: Commencing at the Northwest corner of said Northwest Quarter and running thence South 03 degrees 25 minutes 23 seconds West along the West line of said section, 103.50

feet to the South line of the right of way of State Highway Route 64, (also known as North Avenue); thence South 89 degrees 29 minutes 06 seconds East along said South line, 80.11 feet to the East line of Main Street, as dedicated by document recorded September 11, 1928 as No. 265516; for the point of beginning; thence continuing South 89 degrees 29 minutes 06 seconds East along said line, 234.36 feet; thence South 03 degrees 25 minutes 23 seconds West, 251.32 feet; thence North 89 degrees 29 minutes 06 seconds West, 234.36 feet; thence North 03 degrees 25 minutes 23 seconds East, 251.32 feet to the point of beginning, in York Township, DuPage County, Illinois.

Parcel Numbers: 06-05-100-001, 023 and 024

SECTION 5: This ordinance shall be granted subject to compliance with the following condition(s):

1. That the site be developed in substantial compliance with the Site Improvement Plan, Prepared by Illini Consulting Group, Dated January 8, 1998; the Site Landscape Plan, Prepared by Illini Consulting Group, Dated January 8, 1998, Revised May 12, 1998; the Floor Plans and Elevations, Dated June 24, 1996 (Sheets A-2, A-4, and A-7) and June 19, 1991 (Sheet C-1); and the Site Signage Plan, Prepared by Illini Consulting Group, Dated January 8, 1998, Revised May 12, 1998.
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 6: 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 _____, 1998.

First reading waived by action of the Board of Trustees this 18th day of June, 1998.

Passed on second reading this 18th day of June, 1998.

Ayes: Trustees Borgatell, Tross, Jauglas and Kufrin

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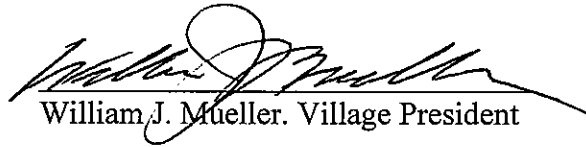
Re: PC 98-18

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Nays: None

Absent: Trustees Schaffer and Gatz

Approved this 18th, day of June, 1998.


William J. Mueller, Village President

ATTEST:


Lorraine G. Gerhardt, Village Clerk

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