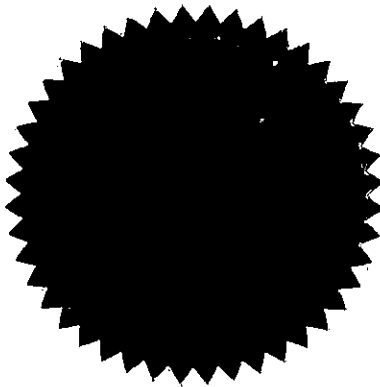


PUBLISHED IN PAMPHLET FORM THIS 6th DAY OF May, 2002.
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,
DUPAGE COUNTY, ILLINOIS.

Suzan L. Kramer
Suzan L. Kramer
Village Clerk



EXECUTION OF AN ANNEXATION AGREEMENT
ANNEXING CERTAIN TERRITORY TO THE VILLAGE OF LOMBARD
APPROVING A MAP AMENDMENT (REZONING)
CONDITIONAL USES AND VARIATIONS REGARDING:
SIGNS, GASOLINE SALES, CAR WASH
18W622 ROOSEVELT ROAD (SHELL OIL)

PAMPHLET

ORDINANCE
5117
5118
5119
~~5120~~

ORDINANCE 5117

**AN ORDINANCE AUTHORIZING THE
EXECUTION OF AN ANNEXATION AGREEMENT**

(PC 02-16: 18W622 Roosevelt Road (Shell Oil))

(See also Ordinance No.(s) 5118, 5119, 5120)

WHEREAS, it is in the best interest of the Village of Lombard, DuPage County, Illinois that a certain Annexation Agreement (hereinafter the "Agreement") pertaining to the property generally located at 18W622 Roosevelt Road, Lombard, Illinois, (PIN 06-16-311-016) to be entered into; and,

WHEREAS, the Agreement has been drafted and a copy is attached hereto and incorporated herein as Exhibit "A"; and,

WHEREAS, the developer and the legal owners of the lots of record, which are the subject of said Agreement, are ready, willing and able to enter into said Agreement and to perform the obligations as required thereunder; and,

WHEREAS, the statutory procedures provided in Chapter 65 ILCS 5/11-15.1-1 through 5/11-15.1-5, as amended, for the execution of said Agreement have been complied with; a hearing on said Agreement having been held, pursuant to proper notice, by the President and Board of Trustees on May 2, 2002.

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 Village President and Village Clerk be and hereby are authorized to sign and attest to the Agreement attached hereto and marked Exhibit "A", by and between the Village of Lombard; and,

SECTION 2: This ordinance is limited and restricted to the property generally located at 18W622 Roosevelt Road, Lombard, Illinois, (PIN 06-16-311-016) containing .92 acres more or less and legally described as follows:

LOTS 6 & 7 IN BLOCK 7 IN ARTHUR T. MCINTOSH AND CO.'S WESTOWN LANDS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 1951 AS DOCUMENT 625824, TOGETHER WITH THAT PART OF THE ROOSEVELT ROAD RIGHT-OF-WAY LYING SOUTHERLY OF AND ADJOINING SAID LOTS 6 & 7, IN DUPAGE COUNTY, ILLINOIS.

SECTION 3: This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed on first reading this _____ day of _____, 2002.

First reading waived by action of the Board of Trustees this 2nd day of May, 2002.

Passed on second reading this 2nd day of May, 2002.

Ayes: President Mueller, Trustees Destephano, Tross, Koeling, Sebby, Florey, Soderstrom

Nays: None

Absent: None

Approved this 2nd day of May, 2002.

[Signature]
William J. Mueller, Village President

ATTEST:

[Signature]
Suzan L. Kramer, Village Clerk

ORDINANCE 5118

**AN ORDINANCE ANNEXING CERTAIN TERRITORY
TO THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS**

(PC 02-16: 18W622 Roosevelt Road - Shell Oil)

(See also Ordinance No.(s) 5117, 5119, 5120)

WHEREAS, a written petition, signed by the legal owners and electors of record of all land within the territory hereinafter described, has been filed with the Village Clerk of the Village of Lombard, DuPage County, Illinois, requesting that said territory be annexed to the Village of Lombard; and,

WHEREAS, the said territory is not within the corporate limits of any municipality, but is contiguous to the Village of Lombard; and,

WHEREAS, all notices of said annexation, as required by (Chapter 65 ILCS 5/7-1-1), have been given to the appropriate parties in a timely manner as required by Statute (copies of said Notices being attached hereto as Exhibit "A", and made part hereof).

WHEREAS, it is in the best interest of the Village of Lombard that said territory be annexed thereto.

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 territory described in Section 2 below be and the same is hereby annexed to the Village of Lombard, DuPage County, Illinois, pursuant to (Chapter 65 ILCS 5/7-1-8).

SECTION 2: This ordinance is limited and restricted to the property indicated on the attached Plat of Annexation attached hereto as Exhibit "B", and generally located generally at 18W622 Roosevelt Road, Lombard, Illinois containing .92 acres more or less and legally described as follows:

LOTS 6 & 7 IN BLOCK 7 IN ARTHUR T. MCINTOSH AND CO.'S WESTOWN LANDS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE

SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 1951 AS DOCUMENT 625824, TOGETHER WITH THAT PART OF THE ROOSEVELT ROAD RIGHT-OF-WAY LYING SOUTHERLY OF AND ADJOINING SAID LOTS 6 & 7, IN DUPAGE COUNTY, ILLINOIS.

Property Index Number: 06-16-311-016

SECTION 3: The new boundary of the Village of Lombard shall extend to the far side of any adjacent rights-of-way, and shall include all of every right-of-way within the area annexed hereby.

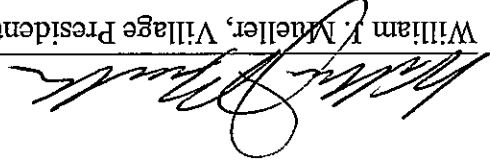
SECTION 4: The Village Clerk is hereby directed to record with the Recorder of Deeds and to file with the County Clerk, a certified copy of this Ordinance, and the original Plat of Annexation.

SECTION 5: This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed on first reading this _____ day of _____, 2002.
First reading waived by action of the Board of Trustees this 2nd day of May _____, 2002.
Passed on second reading this 2nd day of May _____, 2002.

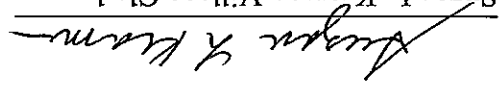
Ayes: Trustees Destephano, Tross, Koenig, Sebby, Florey, Soderstrom
Nays: None
Absent: None

Approved this 2nd day of May _____, 2002.


William T. Mueller, Village President

Ordinance No. 5118
Re: PC 02-16
Page 3

ATTEST:



Suzan L. Kramer, Village Clerk

ORDINANCE 5119

**AN ORDINANCE APPROVING A MAP AMENDMENT (REZONING)
TO THE LOMBARD ZONING ORDINANCE
TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

(PC 02-16; 18W622 Roosevelt Road-Shell Oil)

(See also Ordinance No.(s) (5117, 5118, 5120))

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, an application has heretofore been filed requesting a map amendment for the purpose of rezoning the property described in Section 2 hereto from R1 Single-Family Residence District to the B3 Community Shopping District; and,

WHEREAS, a public hearing thereon has been conducted by the Village of Lombard Plan Commission on April 22, 2002, 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 rezoning 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 Title 15, Chapter 155 of the Code of Lombard, Illinois, otherwise known as the Lombard Zoning Ordinance, be and is hereby amended so as to rezone the property described in Section 2 hereof from R1 Single-Family Residence District to the B3 Community Shopping District.

SECTION 2: The map amendment is limited and restricted to the property located at 18W622 Roosevelt Road, Lombard, Illinois, and legally described as follows:

LOTS 6 & 7 IN BLOCK 7 IN ARTHUR T. MCINTOSH AND CO.'S WESTOWN LANDS
SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST
QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 1951 AS
DOCUMENT 625824, TOGETHER WITH THAT PART OF THE ROOSEVELT ROAD RIGHT-OF-
WAY LYING SOUTHERLY OF AND ADJOINING SAID LOTS 6 & 7, IN DUPAGE COUNTY,
ILLINOIS.

Parcel Numbers: 06-16-311-016
(Hereinafter the "Subject Property").

SECTION 3: That the official zoning map of the Village of Lombard be changed
in conformance with the provisions of this ordinance.

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 _____, 2002.

First reading waived by action of the Board of Trustees this 2nd day of _____,

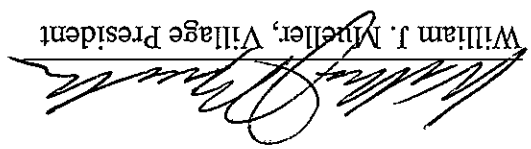
Passed on second reading this 2nd day of _____, 2002.

Ayes: Trustees Destephano, Tross, Koenig, Sebby, Florey, Soderstrom

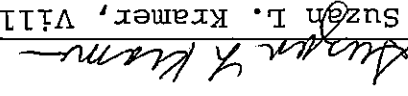
Nays: _____ None

Absent: _____ None

Approved this _____ 2nd day of _____, 2002.


William J. Mueller, Village President

ATTEST:


Suzen L. Kramer, Village Clerk

Suzan L. Kramer, Village Clerk

Ordinance No. 5119
Re: PC 02-16 Map Amendment
Page 3

ORDINANCE NO. 5120

**AN ORDINANCE GRANTING CONDITIONAL USES PURSUANT TO
TITLE 15, CHAPTER 155, SECTIONS 155.414.C AND 155.208 AND GRANTING
VARIATIONS TO SECTIONS 155.207 OF THE
LOMBARD ZONING ORDINANCE, AND GRANTING VARIATIONS TO TITLE
15, CHAPTER 153, SECTION 153.505 (B) OF THE LOMBARD SIGN
ORDINANCE**

(PC 02-16: 18W622 Roosevelt Road-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 B3 Community Commercial District; and,

WHEREAS, an application has been filed requesting approval of conditional uses to provide for gasoline sales, an automobile service use (car wash), and more than one (1) principal structure on one (1) lot of record on the property described in Section 4 below; and,

WHEREAS, said application also requests approval of a variation from Section 155.207 of the Zoning Ordinance to allow an existing freestanding sign to be located within the clear line of sight area; and

WHEREAS, said application also requests a variation from Section 153.505 (B) to allow for more than one (1) wall sign per street front exposure; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on April 22, 2002 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 uses and variations 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 Conditional Uses are hereby granted for the property described in Section 4 below and pursuant to Title 15, Chapter 155, Section 414 C of the Lombard Zoning Ordinance so as to allow said property to be used for automobile service uses including a gas station and an automotive service use (car wash); and that a conditional use is hereby granted pursuant to Title 15, Chapter 155, Section 208 to allow more than one (1) principal structure on one (1) 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 155, Section 155.207 of the Zoning Ordinance to allow an existing freestanding sign to be located within the clear line of sight area.

SECTION 3: That a variation is hereby granted for the property described in Section 4 below and pursuant to Title 15, Chapter 153, Section 505 (B) of the Lombard Sign Ordinance to allow for more than one (1) wall sign per street front exposure.

SECTION 4: That this ordinance is limited and restricted to the property generally located at 18W622 Roosevelt Road, Lombard, Illinois and legally described as follows:

LOTS 6 & 7 IN BLOCK 7 IN ARTHUR T. MCINTOSH AND CO.'S WESTOWN LANDS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11,

EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 1951 AS DOCUMENT 625824, TOGETHER WITH THAT PART OF THE ROOSEVELT ROAD RIGHT-OF-WAY LYING SOUTHERLY OF AND ADJOINING SAID LOTS 6 & 7, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-16-311-016

SECTION 5: This ordinance shall be granted subject to compliance with the following conditions:

1. That two additional parking spaces are provided on the site.
2. The petitioner shall submit a Plat of Consolidation to the Village for review and approval that consolidates the subject property into one lot of record.
3. The petitioner shall apply for and receive a new Certificate of Occupancy for the subject property.
4. The freestanding sign may continue to exist in the right-of-way unless it is extended, expanded, enlarged, or increased in size or intensity at which time it shall be removed from the right-of-way.

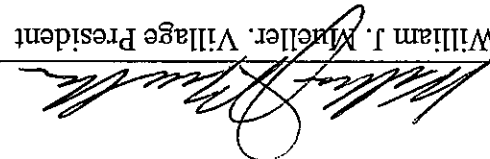
SECTION 6: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2002.
First reading waived by action of the Board of Trustees this 2nd day of May, 2002.

Passed on second reading this 2nd day of May _____, 2002.

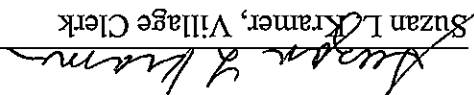
Ayes: Trustees Destephano, Tross, Koenig, Sebby, Florey, Soderstrom
Nays: None
Absent: None

Approved this 2nd, day of May, 2002.



William J. Mueller, Village President

ATTEST:



Suzan L. Kramer, Village Clerk

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