

**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, which appears to read "Elizabeth Brezinski".

**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.

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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.



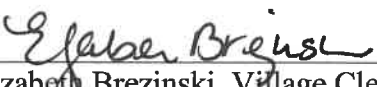
Keith T. Giagnorio, Village President

ATTEST:



Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 21st day of July, 2023.



Elizabeth Brezinski, Village Clerk