

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda


Resolution or Ordinance (Blue) Waiver of First Requested
 Recommendations of Boards, Commissions & Committees (Green)
 Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : February 11, 2020 **(BOT) Date:** February 20, 2020

SUBJECT: PC 20-01; 451 E. North Avenue, Holiday Inn Express

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests, associated with the construction of a hotel, that the Village take the following actions on the subject property located within the B4 Corridor Commercial District:

1. A zoning conditional use pursuant to Section 155.416(C)(34) of the Lombard Village Code to allow for "Four-story buildings and buildings which are 40 feet to 45 feet in height.", and
2. Approval of a two lot Major Plat of Resubdivision

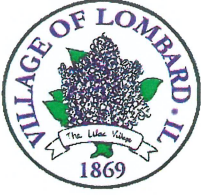
The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the February 20, 2020 Board of Trustees agenda for separate action.

Fiscal Impact/Funding Source:

Review (as necessary):


Finance Director _____ Date _____
Village Manager _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the agenda distribution.



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development 

MEETING DATE: February 20, 2020

SUBJECT: **PC 20-01; 451 E. North Avenue, Holiday Inn Express**

Please find the following items for Village Board consideration as part of the February 20, 2020 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 20-01;
3. An Ordinance granting approval of a zoning conditional use pursuant to Section 155.416(C)(34) of the Lombard Village Code to allow for “Four-story buildings and buildings which are 40 feet to 45 feet in height”; and
4. An Ordinance approving a major plat of resubdivision.

At the Plan Commission meeting the Commissioners added two conditions of approval.

13. The color of the south side façade (facing the Lombard Lagoon) shall be addressed, and shall not be orange as shown in the proposed elevations.

14. Taller evergreen trees shall be incorporated into the final landscape plan along the southern transitional landscape yard to help buffer the building.

Subsequent to the meeting, the petitioner contacted Holiday Inn Express corporate entities regarding the proposed color of the exterior wall and seeking input as to whether it can be changes to meet the intent of condition #13 above. Attached is an updated rendering showing the orange color removed from the south side façade facing the Lombard Lagoon. As such, condition 13 was removed from the ordinance and condition 14 is renumbered as condition 13. The petitioner will need to adhere to the colors showed in the updated rendering.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the February 20, 2020 Board of Trustees agenda for separate action.

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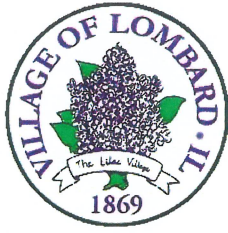
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VILLAGE OF LOMBARD

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Lombard, Illinois 60148-3926
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www.villageoflombard.org

February 20, 2020

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees
Dan Whittington, Dist. 1
Anthony Puccio, Dist. 2
Reid Foltyniewicz, Dist. 3
Andrew Honig, Dist. 4
Daniel Militello, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
Scott R. Niehaus

*"Our shared **Vision** for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

*"The **Mission** of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 20-01, 451 E. North Avenue, Holiday Inn Express

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests, associated with the construction of a hotel, that the Village take the following actions on the subject property located within the B4 Corridor Commercial District:

1. A zoning conditional use pursuant to Section 155.416(C)(34) of the Lombard Village Code to allow for "Four-story buildings and buildings which are 40 feet to 45 feet in height.", and
2. Approval of a two lot Major Plat of Resubdivision

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on January 27, 2020. Sworn in to present the petition were Himanshu Modi, Tom Carroll, the petitioners, and Jennifer Ganser, Assistant Director.

Mr. Modi presented a PowerPoint. He said the site plan complies with the Zoning Ordinance. The site is zoned B4 and a hotel is a permitted use. A neighborhood meeting was held and subsequently the fire lane was removed to have a transitional landscape yard. They heard the concerns about traffic and the entrance on Joyce will be right in left out. He showed images of the landscaping that will be included such as evergreens for screening. As a franchisee owner they must follow the prototypes with stone, stucco, and a flat roof. He showed elevations and an interior floor plan. He said they tried to meet the concerns of the Village, Park District, and neighbors.

He showed a letter from the Illinois Department of Natural Resources and noted they had no concerns. He said the team met with the Park District. He said the traffic report showed a negligible neighborhood impact and that other uses would have more traffic.

Mr. Carroll said utilities are available to the site the stormwater will be reviewed by the Village. He said they will most likely use underground detention.

Mr. Modi said they will submit a sign plan and photometrics later. He said a three-story building at 40' could be built by right. The roofline is 1'4" over 40'. He showed a diagram of a 40' building with a parapet for screening and said this would not require a public hearing. The second diagram showed the proposed building and an illustration with trees and a 6' tall person. He said much of the building will be screened by trees.

Chairperson Olbrysh asked for public comment.

Ms. Therese Cilella said she turned in a petition to the Village and now has 85 more signatures. She said the neighbors realize there will be a new neighbor but they have concerns on the 4th floor which would equal more rooms and guest. She said she talked with the DuPage Convention and Visitors Bureau and though she couldn't get occupancy data for the hotels, she understands the industry standard is 70%. She discussed research of other area hotel, their room count and the occupancy allowed at nearby banquet halls. Based on her research the proposed Holiday Inn Express may need 45 rooms which shows it could be 3 stories. She said this hotel doesn't blend in with the neighborhood and there is no precedence for a hotel of 4 stories close to a park. She said she brought pictures of the Lagoon throughout the years. She said the neighborhood wants to protect the area.

Ms. Laura Sasinka said she is concerned about flooding. A 4th story means more parking is required, therefore more pavement and flooding. She asked if permeable pavement will be used. She said the Lagoon has flooded before over Grace and near Marcus. She said she talked with Shaun in Public Works and noted there could be backups at the Lagoon. She said last year Grace flooded seven times and Joyce has also flooded.

Mr. Nick Janakas said he has lived here for 35 years and the site is an eyesore. He said people dump things here. He said he saw the architect's pictures on the building height and didn't see a difference. He said this is an advantage for taxpayers to get development on the north side of Lombard and an asset for the Village.

Mr. David Wyosnick said he is a retired P.E. and has lived here for 40 years. He said the park is an asset to the Village and therefore should stay serene. He asked that if built, if the orange color could be removed from the south side. He suggested large conifers to block the building. He said he was worried about lighting and light shouldn't shine into the park. He showed a rendering he did that shows the hotel with the park property.

Ms. Michelle Johnson said the hotel does have a restaurant because it is serving breakfast. Mr. Modi said a Holiday Inn Express is a limited service hotel and does not have a kitchen. Breakfast

is for guests only. Ms. Johnson asked about food spoilage. Mr. Modi said the Health Department will set criteria for them to follow. Ms. Johnson said the traffic report noted 398 trips which seems like a lot. Mr. Modi said the primary entrance is off of North Avenue and Joyce is right in left out. Ms. Johnson said she is concerned for safety, speeding, illegal left turns, and increased traffic. She said hotel guests don't have a vested interest in the community. She asked that they comply with the Zoning Ordinance.

Ms. Lori Wilkerson said she lives north of North Avenue but will still see this from her backyard.

Mr. William Fetterhoff asked if Joyce will have a minimum radius to ensure it's a right in left out and asked if deliveries will come from the south. Mr. Modi said they will follow the fire requirements. Mr. Fetterhoff asked if there will be a fence on the south side and Mr. Modi said yes, they will work with the Park District on that. Mr. Fetterhoff asked what their construction hours will be and Mr. Modi said they will comply with the Village. Mr. Fetterhoff said the traffic study was done in the winter and there are more cars in the summer. He said this development will bring almost 400 new cars and there are no stop signs on Joyce or LeMoyne and no crosswalks. He said this could bring home values down.

Ms. Karen Worthington said she lives 2.5 blocks away and is concerned about light pollution. She said there are a lot of wetlands and flooding will increase. She said many trees will be removed.

Ms. Monica Lepanka said she owned property in Villa Park and Lombard. She said when King's Point opened there was a lot of flooding. She said she is concerned about trees being removed and asked if the development team looked at other sites. Mr. Modi said the developer owns this parcel and intends to build here.

Mr. Wojciech Jablowski said he opposes the hotel. He noted that trees were removed at the banquet site and is concerned about flooding. He asked if the height is a need or a want. Mr. Modi said the height is a requirement of the franchise and they are obligated to follow it. Mr. Jablowski said there is a hotel on Grand Avenue in Bensenville that is very large. He also said people don't always follow directional signage.

Ms. Regina Pierschoweck said she moved here in 2015 and the Lagoon was a selling point. She said the hotel will make the area less desirable. She is concerned about children.

Ms. Lepanka said people try to go west on west on North Avenue when there are signs that say you can't. She said there should be a traffic light.

Mr. Modi said the landscaping was enhanced to help the neighbors and they add a fence. He said the traffic report noted this was less traffic than other uses. Mr. Carroll said the underground vault will tie into the North Avenue right-of-way.

Commissioner Johnston asked if the water held and then released. Mr. Carroll said there will be a restrictor which manages the collection of the stormwater.

Ms. Sasinka said everything flows to the Lagoon and there are wetlands near Fullerton in Addison.

Ms. Johnson named other locations a hotel could be built.

Mr. Fetterhoff asked how many rooms and how many parking spaces there would be. Mr. Modi said 85 rooms and 87 parking spaces, which meet Code.

Mr. Thomas Huebner asked if there would be a solid fence. Ms. Ganser said a fence is required in the transitional landscape yard. Mr. Heniff read from the Zoning Ordinance on transitional yards and noted a 6' fence is required, 5' inside the landscaping.

Chairperson Olbrysh asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety including all attachments. The petitioner proposes a Holiday Inn Express hotel at the subject property. A hotel is a permitted use in the B4 Zoning District. Due to the hotel being four stories, a conditional use is requested. No variances are being requested.

A non-mandatory neighborhood meeting was held on December 9, 2019 where the developer received feedback from the neighboring residents. The Park District was also in attendance, as they are a neighboring property owner. Plans have been revised since the neighborhood meeting to address concerns.

The site is adjacent to the Lombard Lagoon and other commercial property. There is a residential neighborhood to the east. Staff reviewed past zoning ordinances and maps. The property has been zoned business, for commercial development such as a hotel for at least sixty (60) years. Prior to 1999 a four-story building could have been built by right, without a Plan Commission public hearing.

The only zoning relief the petitioner is asking for is a conditional use for building height, as the use of a hotel is permitted by right. The fourth story is not prohibited, it is a conditional use, thereby meaning that approval must be granted by the Village Board and not through an administrative process. The Plan Commission is asked to hear the petition and provide a recommendation to the Village Board. Should the project be approved, conditions can be included in the final ordinance that is recorded against the property, those conditions are also listed at the end of the staff report. The hotel is proposed at four stories. The height of the building is 41' 4". The height to the top of the parapet wall is 45' 4". Staff does not include a parapet wall in the height, therefore the hotel is proposed at 41' 4" for the height. Parapet walls often provide screening of rooftop mechanicals. If the hotel was proposed at 41' 4" and three (3) stories a conditional use would also need to be granted.

The 2014, 1998, and 1984 Comprehensive Plan designated the property Community Commercial. The Plans were approved by the Village Board and reviewed by the Plan Commission. The 2014 Comprehensive Plan is the current Comprehensive Plan guiding the Village. The use of a hotel is consistent with the designation of Community Commercial.

There is a thirty foot (30') transitional landscape yard to the south Conversation Recreation Zoned District (Lombard Lagoon), per Code. A solid fence will be placed along the south side to further screen the hotel uses from the adjacent park. Adding the transitional landscape yard is a change from the plan seen at the neighborhood meeting. Staff does note that 401 E. North Avenue, PC 12-13, the Dunkin' Donuts strip Center, is also adjacent to the Lombard Lagoon and does not meet the transitional landscape yard requirement of 30'. The drive-thru encroaches into the transitional landscape yard area. The variance was approved by the Village Board and the site has a transitional landscape yard of approximately fifteen feet. The Signature Banquets property next door also does not meet the current transitional landscape yard requirement as it has legal nonconforming status. As the building is not expanding and the intensity of the use is not changing, the site is allowed to remain as-is. The petitioner has not provided a formal signage plan and signage shown in plans is generic.

Though not required, the petitioner contacted the Illinois Department of Natural Resources after hearing neighbor concerns regarding the wildlife that may live in or near the Lombard Lagoon Park. The letter is attached. Adverse impacts were found to be unlikely, however they did recommend that certain precautions be taken for the Blanding's Turtle which may be in the vicinity.

The site will be accessed by North Avenue and Joyce Avenue. The east drive on Joyce Avenue is proposed to be a right-in, left-out. There is an existing recorded cross access agreement with the Lombard Plaza/Dunkin Donuts property to the west. Therefore, customers of the banquet hall and/or proposed hotel may drive through the Dunkin Donut's property and exit on Grace Street. This will help drivers who need to make a left/travel westbound on North Avenue or prefer to exit onto North Avenue with a traffic light. It also helps minimize Joyce Avenue traffic. The Village's traffic consultant, KLOA, completed a traffic study review for the project. KLOA finds that the proposed development traffic can be accommodated by the adjacent roadway system. They estimate approximately 398 trips per day from a hotel use. KLOA compared the traffic generation with other uses that are also permitted in the B4 zoning district. As seen from their report, a hotel generates the least amount of traffic. Parking meets Code.

The subject property does not have any on-site stormwater detention improvements. The development will need to provide the required stormwater detention and Best Management Practices (BMP) per the DuPage County Stormwater Ordinance.

The petitioner has provided staff with color elevations of the building. The building will be primarily Exterior Insulation Finish System (EIFS), similar to stucco, with stone cladding (brick-like) features. Lastly, the petitioner is proposing a 2-lot plat of resubdivision which would move the interior lot line to the west. The plat meets Code.

Staff finds that the petitioner has affirmed the standards for a conditional use and recommends approval of the conditional use and the plat subject to the conditions in the staff report.

Chairperson Olbrysh opened the meeting for comments among the Commissioners.

Commissioner Flint asked if this hotel replaces another Holiday Inn Express. Mr. Modi said this was a franchise decision, he was unsure.

Commissioner Giuliano asked if the franchise requires the orange color. Mr. Modi said they can contact Holiday Inn Express to see if the color can be changed.

Commissioner Johnston asked if they can limit light dispersal. Mr. Modi said they will meet Code and use shields at the property line. Commissioner Johnston asked if they will plant evergreens. Mr. Modi said they can add more.

Commissioner Sweetser asked the about the height. Ms. Ganser said the 4th story requires the conditional use. The hotel is 1'4" taller than the allowable height as shown in the petitioners' drawings. Mr. Heniff said the petitioner is asking for a conditional use. Conditional uses may or may not be appropriate and may need special consideration. He said this is different from a variance which requires a hardship since there is no inherent right.

Commissioner Sweetser asked about flooding and traffic. Ms. Ganser said the petitioner needs to follow the DuPage County Stormwater Ordinance and that is reviewed as a staff issue when permits are submitted. She referred to the KLOA report for the traffic. Mr. Heniff said the report dealt with trip generation not dispersal.

Commissioner Johnston asked if the project can add additional stormwater detention. Mr. Heniff said now there is no stormwater detention. He said there are no wetlands or floodplain on the subject property and the plans meet lot coverage.

Commissioner Flint said a vault will help the area with stormwater.

Commissioner Sweetser asked what happens when traffic laws are not followed. Mr. Heniff said this plan tried to minimize the impacts and noted the drive was moved north on Joyce. He said most customers will want to exit onto North Avenue and noted the cross access they have with Dunkin Donuts.

Commissioner Johnston made a motion and Commissioner Giuliano added conditions #13 and #14 to the motion.

On a motion by Commissioner Johnston, and a second by Commissioner Giuliano, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 20-01, subject to the following fourteen (14) conditions:

1. The petitioner shall develop the site in accordance with the plans submitted as part of this request and as modified by the conditions of approval set forth herein.
2. The petitioner shall satisfactorily address all other development comments identified within the Inter-Department Review Report as part of any future permits as part of the project.

3. The petitioner shall be required to apply for and receive building permits for any activity and/or improvements to the subject property.
4. The trash/recycling area shall be screened per Village Code.
5. A sign will be posted at the exit onto Joyce Avenue noting “No Right Turn” below the stop sign facing west and a left-turn only arrow shall be painted on the exit lane.
6. Auto turns will be provided to Village staff as noted in the traffic report by KLOA.
7. Signage shall meet Code, and the sample roof sign will need to be lowered, if used, and no wall signage shall be placed on the south building elevation.
8. The fence and landscaping shall be maintained in good condition at all times.
9. The petitioner shall provide the Village with a photometric plan for review and approval during final engineering review.
10. Construction vehicles shall not park or stage on Joyce or LeMoyne Avenues.
11. A cross-access and cross-park agreement between 451 and 415 E. North Avenue shall be recorded before building permits will be issued.
12. Pursuant to the Zoning Ordinance, project construction shall commence within one (1) year from the date of approval of the ordinance, unless a time extension is granted by the Village Board.
13. The color of the south side façade (facing the Lombard Lagoon) shall be addressed, and shall not be orange as shown in the proposed elevations.
14. Taller evergreen trees shall be incorporated into the final landscape plan along the southern transitional landscape yard to help buffer the building.

Respectfully,

VILLAGE OF LOMBARD

Ronald Olbrysh, Chairperson
Lombard Plan Commission

ORDINANCE NO. _____

**AN ORDINANCE GRANTING APPROVAL OF CONDITIONAL USE
PURSUANT TO SECTION 155.416(C)(34) OF THE LOMBARD ZONING ORDINANCE
TO ALLOW FOR A FOURTH STORY LOCATED IN THE B4 ZONING DISTRICT**

PC 20-01: 451 E. North Avenue, Holiday Inn Express

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;

WHEREAS, the Subject Property as defined below is zoned B4 Corridor Commercial District; and,

WHEREAS, an application requests approval for a conditional use for a fourth story, pursuant to Section 155.418(C)(34) of the Lombard Village Code; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on January 27, 2020 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,

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 Subject Property, as described in Section 2 below, pursuant to Title 15, Chapter 155, Section 155.416(C)(34) of the Zoning Ordinance for a “Four-story buildings and buildings which are 40 feet to 45 feet in height”;

SECTION 2: This ordinance is limited and restricted to the property generally located at 451 E. North Avenue, Lombard, Illinois, and legally described as follows:

LOT 1 IN HUGHES' RESUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6 (EXCEPT THE EAST 20.0 FEET OF SAID LOT 6) IN BLOCK 1 IN "LOMBARD HEIGHTS", A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF THE SUBDIVISION ENTITLED VISTA, AS DOCUMENT 243024, ACCORDING TO THE PLAT OF SAID RECORDED MAY 18, 1970 AS DOCUMENT R70-15388, DUPAGE COUNTY, ILLINOIS.

PIN Number: 06-05-200-014

SECTION 3: The approval set forth in SECTION 1 above shall be granted subject to compliance with the following conditions, as amended:

1. The petitioner shall develop the site in accordance with the plans submitted as part of this request and as modified by the conditions of approval set forth herein, as well as a revised southern exterior wall exhibit, prepared by Nova Design Build, Inc., received February 3, 2020.
2. The petitioner shall satisfactorily address all other development comments identified within the Inter-Department Review Report as part of any future permits as part of the project.
3. The petitioner shall be required to apply for and receive building permits for any activity and/or improvements to the subject property.
4. The trash/recycling area shall be screened per Village Code.
5. A sign will be posted at the exit onto Joyce Avenue noting "No Right Turn" below the stop sign facing west and a left-turn only arrow shall be painted on the exit lane.
6. Auto turns will be provided to Village staff as noted in the traffic report by KLOA.
7. Signage shall meet Code, and the sample roof sign will need to be lowered, if used, and no wall signage shall be placed on the south building elevation.
8. The fence and landscaping shall be maintained in good condition at all times.

9. The petitioner shall provide the Village with a photometric plan for review and approval during final engineering review.
10. Construction vehicles shall not park or stage on Joyce or LeMoyne Avenues.
11. A cross-access and cross-park agreement between 451 and 415 E. North Avenue shall be recorded before building permits will be issued.
12. Pursuant to the Zoning Ordinance, project construction shall commence within one (1) year from the date of approval of the ordinance, unless a time extension is granted by the Village Board.
13. Taller evergreen trees shall be incorporated into the final landscape plan along the southern transitional landscape yard to help buffer the building.

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 _____ day of _____, 2020.

First reading waived by action of the Board of Trustees this _____ day of _____, 2020.

Passed on second reading this _____ day of _____, 2020.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2020.

Keith Giagnorio, Village President

Ordinance No. _____
Re: PC 20-01
Page 4

ATTEST:

Sharon Kuderna, Village Clerk

Published in pamphlet from this _____ day of _____, 2020.

Sharon Kuderna, Village Clerk

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A MAJOR PLAT OF RESUBDIVISION FOR THE
PROPERTY AT 415 AND 451 E. NORTH AVENUE, LOMBARD, ILL.**

PC 20-01: 415 and 451 E. North Avenue

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, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on January 27, 2020 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 Major Plat of Resubdivision.

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 Plan Commission has made its report of findings and recommendations, and such are adopted by reference as findings of this Board of Trustees as fully as if completely set forth at length herein. All exhibits submitted at the aforesaid public hearing are also incorporated herein by reference.

SECTION 2: The Major Plat of Subdivision, attached hereto as Exhibit A, is approved with no variations of the Lombard Village Code.

SECTION 3: 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 _____, 2020.

First reading waived by action of the Board of Trustees this ____ day of _____, 2020.

Passed on second reading this ____ day of _____, 2020.

Ayes: _____

Nayes: _____

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Absent: _____

Approved this _____, day of _____, 2020.

Keith T. Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Ordinance No. _____
Re: PC 20-01 (415 and 451 E. North Avenue)
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EXHIBIT A