4679
4680
4681
ORDINANCE 4682

PAMPHLET

FRONT OF PAMPHLET

AN ORDINANCE AMENDING ORDINANCE 1323,
ADOPTED NOVEMBER 7, 1967, GRANTING
A SPECIAL USE FOR A PLANNED DEVELOPMENT,
REZONING A VARIATION AND CONDITIONAL
USE APPROVAL FROM THE LOMBARD
ZONING AND SIGN ORDINANCES FOR
401 E. 22ND MARRIOTT

PUBLISHED IN PAMPHLET FORM THIS 24TH DAY OF JUNE, 1999.
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,
DUPAGE COUNTY, ILLINOIS.

Lorraine G. Gerhardt
Village Clerk

ORDINANCE 4679

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

(PC 99-17: 401 East 22nd Street; Marriott)
(See also Ordinance Nos. 4680, 4681, 4682)

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 R5 General Residence District to B3 Community Shopping District; and,

WHEREAS, a public hearing thereon has been conducted by the Village of Lombard Plan Commission on June 21, 1999, 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 to the B3 Community Shopping District.

SECTION 2: That this ordinance is limited and restricted to the property generally located at 401 East 22nd Street, Lombard, Illinois, and legally described as follows:

Lot 3 in the Yorktown Peripheral / Target Subdivision, being a subdivision of part of the Northeast Quarter of Section 29, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded on November 17, 1995, as Document Number R95-162762, all in DuPage County, Illinois.

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Parcel No: 06-29-200-049

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

SECTION 4: That 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 _____, 1999.

First reading waived by action of the Board of Trustees this 15th day of July, 1999.
Passed on second reading this 15th day of July, 1999.

Ayes: Trustees Borgatell, Tross, Schaffer, Sebby, Florey and Kufrin

Nayes: None

Absent: None

Approved this 15th day of July, 1999.

William J. Mueller, Village President

ATTEST:

Lorraine G. Gerhardt, Village Clerk

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ORDINANCE 4680

AN ORDINANCE AMENDING ORDINANCE NUMBER 1323, ADOPTED NOVEMBER 6, 1967, GRANTING A SPECIAL USE FOR A PLANNED DEVELOPMENT

(PC 99-17: 401 East 22nd Street; Marriott)
(See also Ordinance Nos. 4679, 4681 and 4682)

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 Lombard Village Code; and,

WHEREAS, the subject property is zoned R5 PD General Residence District – Planned Development; and,

WHEREAS, an application has been filed requesting the removal of the property described in Section 2 below and generally located at 401 East 22nd Street from the Yorktown Apartments and Condominiums Planned Development (Ordinance 1323); and,

WHEREAS, a public hearing on such application for a Planned Development amendment has been conducted by the Village of Lombard Plan Commission on June 21, 1999, 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 Planned Development amendment described herein; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have reviewed the request and find it would be in the best interest of the Village to grant said approval subject to the terms and conditions established by this ordinance, and in accordance with the findings and recommendations of the Plan Commission which are incorporated herein by reference.

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 Yorktown Apartments and Condominiums Planned Development (Ordinance 1323) is hereby amended to remove the property as described in Section 2 below.

SECTION 2: That the property to be removed from said Planned Development is generally located at 401 East 22nd Street, Lombard, Illinois, and legally described as follows:

Lot 3 in the Yorktown Peripheral / Target Subdivision, being a subdivision of part of the Northeast Quarter of Section 29, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded on November 17, 1995, as Document Number R95-162762, all in DuPage County, Illinois.

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Parcel No: 06-29-200-049

SECTION 3: That the legal description as listed in Section 1 of Ordinance 1323 is hereby amended to read in entirety as follows:

Lots 1, 2, 3, 4, and 5 in the Yorktown West Subdivision, being a subdivision of part of the Northwest Quarter of Section 29, Township 39 North, Range 11 East, of the Third Principal Meridian, according to the plat thereof recorded as Document Number R77-017719, and Lot 1 in the Yorktown Condominiums Apartment Home Subdivision, being a subdivision of part of the Northeast Quarter of Section 29, Township 39 North, Range 11 East, of the Third Principal Meridian, according to the plat thereof recorded as Document Number R74-062247, all in DuPage County, Illinois.

SECTION 4: That 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 _____, 1999.

First reading waived by action of the Board of Trustees this 15th day of July, 1999.

Passed on second reading this 15th day of July, 1999.

Ayes: Trustees Borgatell, Tross, Schaffer, Sebby, Florey and Kufrin

Nayes: None

Absent: None

Approved this 15th, day of July, 1999.

William J. Mueller, Village President

ATTEST:

Lorraine G. Gerhardt, Village Clerk

I, Lorraine G. Gerhardt, hereby certify that I am the duly qualified Village Clerk of the **Village of Lombard,** DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such 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 true
and correct copy of ORDINANCE 4681
AN ORDINANCE APPROVING A VARIATION TO THE
LOMBARD ZONING ORDINANCE FOR
401 E. 22ND STREET; MARRIOTT
PIN 06-29-200-049 See also Ordinance 4679-4682
of the said Village as it appears from the official records
of said Village duly passed on JULY 15, 1999.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard,** Du Page County, Illinois this 24th day of November, 1999.

Lorraine G. Gerhardt
Village Clerk
Village of Lombard
DuPage County, Illinois

Barbara Johnson
Deputy Clerk

ORDINANCE NO. 4681

AN ORDINANCE APPROVING A VARIATION TO THE LOMBARD ZONING ORDINANCE, TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS

(PC 99-17: 401 East 22nd Street; Marriott)
(See also Ordinance Nos. 4679, 4680 and 4681)

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 is zoned B3 Community Shopping District; and,

WHEREAS, an application has been filed with the Village of Lombard requesting a variation from Title 15, Chapter 155, Section 155.509 of said Zoning Ordinance to reduce the minimum area requirement for a planned development in the B3 Community Shopping District from five (5) acres to 2.789 acres; and,

WHEREAS, a public hearing has been conducted by the Plan Commission on June 21, 1999, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has forwarded its findings to the Board of Trustees with a recommendation of approval to allow the minimum area requirement for a planned development in the B3 Community Shopping District to be reduced from five (5) acres to 2.789 acres; and,

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the Village of Lombard to approve the requested variation.

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 variation is hereby granted from the provisions of Title 15, Chapter 155, Section 155.509 of the Lombard Zoning Ordinance, for the property described in Section 2 below, so as to reduce the minimum area requirement for a planned development in the B3 Community Shopping District from five (5) acres to 2.789 acres.

SECTION 2: That this ordinance is limited and restricted to the property generally located at 401 East 22nd Street, Lombard, Illinois, and legally described as follows:

Lot 3 in the Yorktown Peripheral / Target Subdivision, being a subdivision of part of the Northeast Quarter of Section 29, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded on November 17, 1995, as Document Number R95-162762, all in DuPage County, Illinois.

Parcel No: 06-29-200-049

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 _____, 1999.

First reading waived by action of the Board of Trustees this 15th day of July, 1999.

Passed on second reading this 15th day of July, 1999.

Ayes: Trustees Borgatell, Tross, Schaffer, Sebby, Florey and Kufrin

Nayes: None

Absent: None

Approved this 15th, day of July, 1999.

William J. Mueller, Village President

ATTEST:

Lorraine G. Gerhardt, Village Clerk

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I, Lorraine G. Gerhardt, hereby certify that I am the duly qualified Village Clerk of the **Village of Lombard,** DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such 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 true and correct copy of ORDINANCE 4682

AN ORDINANCE GRANTING A CONDITIONAL USE APPROVAL FOR A PLANNED DEVELOPMENT WITH EXCEPTIONS FROM THE LOMBARD ZONING ORDINANCE AND THE LOMBARD SIGN ORDINANCE

401 E. 22ND STREET; MARRIOTT

PIN 06-29-200-049 See also Ordinances 4679-4682

of the said Village as it appears from the official records of said Village duly passed on JULY 15, 1999.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 24th day of November, 1999.

Lorraine G. Gerhardt
Barbara Johnson
Deputy Clerk

Lorraine G. Gerhardt
Village Clerk
Village of Lombard
DuPage County, Illinois

ORDINANCE 4682

AN ORDINANCE GRANTING CONDITIONAL USE APPROVAL FOR A PLANNED DEVELOPMENT WITH EXCEPTIONS FROM THE LOMBARD ZONING ORDINANCE AND LOMBARD SIGN ORDINANCE, A HOTEL, AND TWO PRINCIPAL STRUCTURES ON ONE LOT-OF-RECORD PURSUANT TO THE LOMBARD ZONING ORDINANCE, TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS

(PC 99-17: 401 East 22nd Street; Marriott)
(See also Ordinance Nos. 4679, 4680 and 4682)

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 Lombard Village Code; and,

WHEREAS, the subject property is zoned B3 Community Shopping District; and,

WHEREAS, an application has been filed requesting conditional use approval for a Planned Development with exceptions from the Lombard Zoning Ordinance (Title 155 of the Village Code) and Sign Ordinance (Title 153 of the Village Code), a hotel, and two (2) principal structures on one lot-of-record in order to allow for the construction of a hotel on the property described in Section 2 below; and,

WHEREAS, a public hearing on such application for Planned Development approval has been conducted by the Village of Lombard Plan Commission on June 21, 1999, 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 Planned Development, exceptions, and conditional uses described herein; and

WHEREAS, the President and Board of Trustees of the Village of Lombard have reviewed the request and find it would be in the best interest of the Village to grant said approval subject to the terms and conditions established by this ordinance, and in accordance with the findings and recommendations of the Plan Commission which are incorporated herein by reference.

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 use approval is hereby granted for a Planned Development, for a hotel, and for two (2) principal structures on one (1) lot-of-record for the property described in Section 2 below and pursuant to Sections 501-510 of the Lombard Zoning Ordinance (Title 15, Chapter 155 Section 155.501-155.510 of the Lombard Village Code), to provide for the establishment of a hotel.

SECTION 2: That this ordinance is limited and restricted to the property generally located at 401 East 22nd Street, Lombard, Illinois, and legally described as follows:

Lot 3 in the Yorktown Peripheral / Target Subdivision, being a subdivision of part of the Northeast Quarter of Section 29, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded on November 17, 1995, as Document Number R95-162762, all in DuPage County, Illinois.

Parcel No: 06-29-200-049

SECTION 3: That the following exceptions to the Lombard Zoning Ordinance are hereby granted in conjunction with the Conditional Use for a Planned Development, subject to the conditions set forth in Section 5 below:

A) An exception is granted to Sections 155.414.K and 155.707 of the Lombard Zoning Ordinance to reduce the required transitional landscape yard from thirty feet (30') to five feet (5') and to reduce the transitional landscape requirements.

B) An exception is granted to Section 155.414.G of the Lombard Zoning Ordinance to increase the permitted building height from two (2) stories or thirty feet (30') to four stories and forty-five feet (45').

C) An exception is granted to Section 155.602.C of the Lombard Zoning Ordinance to reduce the required number of parking spaces from one hundred thirty-three (133) spaces to one hundred twenty-nine (129) spaces.

SECTION 4: The following exception to the Lombard Sign Ordinance is hereby granted in conjunction with the Conditional Use for a Planned Development, subject to the conditions set forth in Section 5 below:

A) A variation is granted from Section 153.505.B.5.e to increase the number of permitted freestanding signs from one (1) to three (3).

SECTION 5: That the aforementioned approval is subject to the following terms and conditions:

A) The site shall be developed in substantial compliance with the Site Plan, prepared by TranSystems Corporation, dated June 9, 1999, and showing an angled parking lot of forty-one (41) spaces along the western portion of the property; the Preliminary Landscape Plan, prepared by Hayden Bulin Larson and dated June 9, 1999; and the building elevations, prepared by Cole + Russell Architects and dated June 7, 1999.

B) The proposed screening for the dumpster and any HVAC equipment shall be subject to review by the Community Development Director during the building permit review process.

C) An eight foot (8') sidewalk shall be provided along 22nd Street, and a five foot (5') sidewalk shall be provided along Grace Street. These sidewalks shall extend from the east and property line to the back-of-curb of Grace, and from the south property line to the back-of-curb of 22nd Street, respectively.

D) Six (6) parking spaces shall be added to the site plan and land banked for possible installation in the future. If at some time it is determined by the Community Development Director that more parking is necessary for the site, then those land banked spaces shall be installed within ninety (90) days.

E) A space, designated as "no parking," shall be provided at the end of each of the two drive aisles south of Building "B" as a vehicle turn-around.

F) No wall signs shall be permitted on the site.

SECTION 6: That 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 _____, 1999.

First reading waived by action of the Board of Trustees this 15th day of July 1999.

Passed on second reading this 15th day of July, 1999.

Ayes: Trustees Borgatell, Tross, Schaffer, Sebby, Florey and Kufrin

Nayes: None

Absent: None

Approved this 15th, day of July, 1999.

William J. Mueller, Village President

ATTEST:

Lorraine G. Gerhardt, Village Clerk

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ORDINANCE 4679
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PAMPHLET

BACK OF PAMPHLET

PUBLISHED IN PAMPHLET FORM THIS BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.