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KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
03/04/2021 08:47 AM

DOCUMENT # R2021-034479

ORDINANCE 7910

AN ORDINANCE GRANTING ZONING AND SIGNAGE RELIEF FOR PROPOSED LOT 2 AND 3 OF THE HOFFMANN GROUP PLANNED DEVELOPMENT WITHIN THE B3 COMMUNITY SHOPPING DISTRICT

PIN(s): 06-29-200-056

**ADDRESS: 600-690 E. Butterfield Road, Lombard, IL
60148**

**Prepared by and Return To
Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148**



I, **Janet Downer**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy 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 copy of

ORDINANCE 7910

AN ORDINANCE GRANTING ZONING AND SIGNAGE RELIEF FOR
PROPOSED LOT 2 AND 3 OF THE HOFFMANN GROUP PLANNED
DEVELOPMENT WITHIN THE B3 COMMUNITY SHOPPING DISTRICT

PIN(s) : 06-29-200-056

ADDRESS: 600-690 E. Butterfield Road, Lombard, IL

of the said Village as it appears from the official records
of said Village duly approved this 21st
day of January, 2021.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate
Seal of said **Village of Lombard**, Du Page County, Illinois this 19th
day of February, 2021.



A handwritten signature in black ink that reads "Janet Downer". The signature is written over a horizontal line.

Janet Downer
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

ORDINANCE 7910

PAMPHLET

**PC 20-14: 600-690 E. BUTTERFIELD ROAD, HOFFMANN GROUP
AN ORDINANCE GRANTING ZONING AND SIGNAGE RELIEF FOR
PROPOSED LOTS 2 AND 3 OF THE HOFFMANN GROUP PLANNED
DEVELOPMENT WITHIN THE B3 COMMUNITY SHOPPING DISTRICT**



**PUBLISHED IN PAMPHLET FORM THIS 22ND DAY OF JANUARY 2021, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.**

Sharon Kuderna

**Sharon Kuderna
Village Clerk**

ORDINANCE NO. 7910

AN ORDINANCE GRANTING ZONING AND SIGNAGE RELIEF FOR PROPOSED LOTS 2 AND 3 OF THE HOFFMANN GROUP PLANNED DEVELOPMENT WITHIN THE B3 COMMUNITY SHOPPING DISTRICT

(PC 20-14: 600-690 E. Butterfield Road – Lot 2 and 3, Hoffmann Group)

(See also Ordinance No.(s) 7903, 7904, 7905, 7906, 7907, 7908, 7909, 7911, 7912)

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 B3PD Community Shopping District Planned Development; and,

WHEREAS, an application has been filed requesting approval of conditional uses, deviations and variations from the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code) and the Lombard Sign Ordinance (Title 15, Chapter 153 of the Village Code), as set forth below;

- A. Grant a conditional use pursuant to Section 155.415(C) for “golf driving range and ancillary retail uses” use per proposed Text Amendment set forth within PC 20-12;
- B. Grant conditional uses for off-site parking on proposed Lot 3 as well as the property at 70 Yorktown Shopping Center;
- C. Grant the following variations and deviations to provide for the proposed Golf Social and Moretti’s Restaurant land uses on Lot 2:
 1. A variation from Sections 155.415(F)(3) and 155.508(C)(6)(a) of the Village Code, from 10 feet to 0 feet to provide for a pedestrian walkway from the subject property to the adjacent property at 70 Yorktown Shopping Center;
 2. A deviation to Section 155.415(G) for a building that will exceed two stories or 30 feet in height for the poles, netting, and radio telemetry pole up to 180 feet in height;
 3. A deviation pursuant to Section 155.415(G) for a building height of up to 65 feet plus cupola for the Golf Social building;
 4. A variance pursuant to Section 155.709 to reduce the perimeter lot landscaping on the west side of the Lot;
 5. A variance pursuant to Section 155.603 (A)(1) and a deviation from Section 155.415(F) to allow for a loading dock area and building to be located ten (10) feet from Lot 6, where thirty (30) feet is required;
 6. A variance to Section 153.505(B)(19)(a)(1) to provide for wall signs of six hundred sq. ft. in area on a lot with no front footage;

7. A variance to Section 153.505(B)(4)(a)(i) to provide for a canopy sign of one hundred and twenty sq. ft. in area on a lot with no front footage.

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on October 19 and November 2, 2020 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the zoning actions, 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 conditional uses, deviations and variations from the Lombard Code of Ordinances, as set forth are hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3.

SECTION 2: That this Ordinance is limited and restricted to 600-690 E. Butterfield Road, Lombard, Illinois (proposed Lot 2 and 3 only), and legally described as follows:

PROPOSED LOTS 2 AND 3 OF THE HOFFMANN – LOMBARD SUBDIVISION AS SET FORTH ON THE PRELIMINARY PLAT DATED JULY 17, 2020, AS APPROVED BY ORDINANCE 7907, AS PART OF PARCEL 1 IN NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT OF LOT 1 IN THE RESUBDIVISION OF NORTHERN BAPTIST THEOLOGICAL SEMINARY 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 SAID ASSESSMENT PLAT RECORDED AUGUST 28, 2007 AS DOCUMENT R2007-159301, IN DUPAGE COUNTY, ILLINIOS.

PIN pt: 06-29-200-056

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. To address parking issues:

- a. The petitioner shall provide at least 556 parking spaces to meet the anticipated parking demand. Such parking shall be provided in the form of either an-off-site parking agreement with the property at 70 Yorktown Shopping Center (LPFC/Westin) and/or through parking space construction located within the Hoffmann-Lombard planned development.
 - b. Parking on Lot 3 shall be for the exclusive use of the business establishment(s) located on Lot 2 within the Hoffmann-Lombard planned development.
4. The height of the Golf Social/Moretti's building shall be 65' or less, while the poles and netting for the Golf Social shall be 180' or less.

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 7th day of January, 2021.

First reading waived by action of the Board of Trustees this ____ day of _____, 2021.

Passed on second reading this 21st day of January, 2021, pursuant to a roll call vote as follows:

Ayes: Trustee Whittington, Puccio, Foltyniewicz, Honig, Militello and Ware

Nays: None

Absent: None

Approved by me this 21st day of January, 2021.


Keith T. Giagnorio, Village President

ATTEST:


Sharon Kuderna, Village Clerk

Published by me in pamphlet form this 22nd day of January, 2021.


Sharon Kuderna, Village Clerk