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FRED BUCHOLZ, RECORDER
DUPAGE COUNTY ILLINOIS
09/23/2020 10:12 AM

DOCUMENT # R2020-107741

ORDINANCE 7800

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

PIN(s) : 06-05-200-014

ADDRESS: 451 E. North Avenue, Lombard, Illinois

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 7800

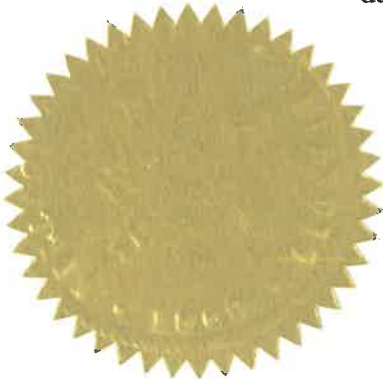
AN ORDINANCE GRANTING APPROVAL OF CONDITIONAL USE
PURSUANT TO SECTION 155.416(C)(34) OF THE LOMBARD ZONING
ORDINANCE TO ALLOW FOR A FOURTH STORY LOCATED IN THE B4
ZONING DISTRICT

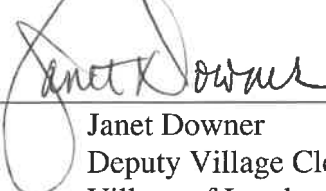
PIN(s) : 06-05-200-014

ADDRESS: 451 E. North Avenue , Lombard, Illinois

of the said Village as it appears from the official records
of said Village duly approved this 5th
day of March, 2020.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 3rd day of September, 2020.





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

ORDINANCE 7800

PAMPHLET

**PC 20-01: 451 E. NORTH AVENUE, HOLIDAY INN EXPRESS
AN ORDINANCE GRANTING APPROVAL OF A 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**



**PUBLISHED IN PAMPHLET FORM THIS 6th DAY OF MARCH 2020, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.**

Sharon Kuderna

**Sharon Kuderna
Village Clerk**

ORDINANCE NO. 7800

**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 20th day of February, 2020.

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

Passed on second reading this 5th day of March, 2020, pursuant to a roll call vote as follows:

Ayes: Trustee Whittington, Foltyniewicz, Militello and Ware

Nays: Trustee Honig

Absent: Trustee Puccio

Approved by me this 5th day of March, 2020.


Keith Giagnolio, Village President

ATTEST:


Sharon Kuderna, Village Clerk

Published in pamphlet form this 6th day of March, 2020.


Sharon Kuderna, Village Clerk