



**J. P. "RICK" CARNEY**

Du Page County Recorder  
421 N. County Farm Road  
Wheaton, IL 60187

(630) 682-7200



**J.P. "RICK" CARNEY**  
DUPAGE COUNTY RECORDER  
SEP.09,1999 10:55 AM  
OTHER 06-29-200-049  
006 PAGES R1999-194328

## Recording Cover Page

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Remarks: \_\_\_\_\_  
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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

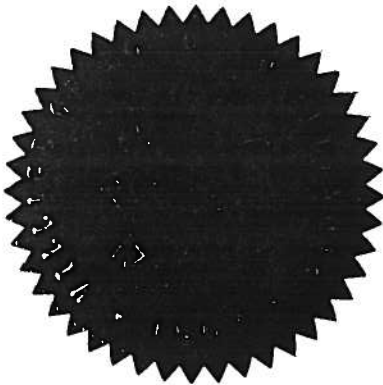
AN ORDINANCE APPROVING A VARIATION TO THE  
LOMBARD ZONING ORDINANCE FOR

401 E. 22<sup>ND</sup> STREET; MARRIOTT

PIN 06-29-200-049

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 15th day of July, 1999.



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

RETURN TO:  
DEPARTMENT OF  
COMMUNITY DEVELOPMENT  
255 E. WILSON AVENUE  
LOMBARD, IL 60148

ORDINANCE NO. 4682

**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 22<sup>nd</sup> 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 22<sup>nd</sup> 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.

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 22<sup>nd</sup> 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 22<sup>nd</sup> 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 22<sup>nd</sup> 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.

Ordinance No. 4682  
Re: PC 99-17  
Page 4

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

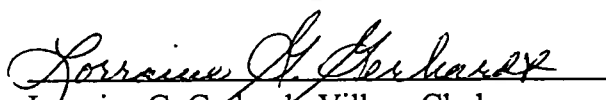
Nayes: None

Absent: None

Approved this 15th, day of July, 1999.

  
William J. Mueller, Village President

ATTEST:

  
Lorraine G. Gerhardt, Village Clerk