



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

APR. 17, 2018

10:53 AM

OTHER

\$34.00 06-20-307-019

008 PAGES R2018-032867

ORDINANCE 7472

**AN ORDINANCE APPROVING A CONDITIONAL
USE FOR A HOTEL PURSUANT TO SECTION
155.415(C)(11) OF THE LOMBARD ZONING
ORDINANCE; GRANTING MAJOR CHANGES TO A
PLANNED DEVELOPMENT PURSUANT TO
SECTION 155.504 OF THE LOMBARD ZONING
ORDINANCE; APPROVING COMPANION
VARIATIONS FOR THE PROPERTY AT 2100 ST.
REGIS DRIVE IN THE ST. REGIS PLANNED
DEVELOPMENT, AS ESTABLISHED BY
ORDINANCE 2249 AND AMENDED BY
ORDINANCES 4409, 4470 AND 4596; AND
APPROVING A MAJOR PLAT OF RESUBDIVISION**

PIN(s): 06-20-307-019 and 06-20-307-020

ADDRESS: 2100 St. Regis Drive, 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 7472
AN ORDINANCE APPROVING A CONDITIONAL USE
FOR A HOTEL PURSUANT TO SECTION 155.415(C)(11)
OF THE LOMBARD ZONING ORDINANCE; GRANTING
MAJOR CHANGES TO A PLANNED DEVELOPMENT
PURSUANT TO SECTION 155.504 OF THE LOMBARD
ZONING ORDINANCE; APPROVING COMPANION
VARIATIONS FOR THE PROPERTY AT 2100 ST. REGIS
DRIVE IN THE ST. REGIS PLANNED DEVELOPMENT,
AS ESTABLISHED BY ORDINANCE 2249 AND
AMENDED BY ORDINANCES 4409, 4470 AND 4596;
AND APPROVING A MAJOR PLAT OF
RESUBDIVISION

PIN(s): 06-20-307-019 AND 06-20-307-020

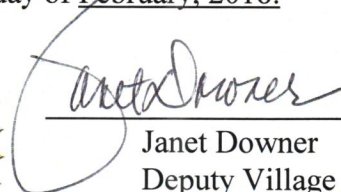
ADDRESS:

2100 St. Regis Drive.
Lombard, IL 60148

of the said Village as it appears from the official records
of said Village duly approved this 15th
day of February, 2018.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 20th day of February, 2018.





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

**ORDINANCE 7472
PAMPHLET**

PC 18-02: 2100 ST. REGIS DRIVE, HOLIDAY INN EXPRESS



PUBLISHED IN PAMPHLET FORM THIS 16th DAY OF FEBRUARY 2018, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.

A handwritten signature in black ink that reads "Sharon Kuderna".

Sharon Kuderna
Village Clerk

ORDINANCE NO. 7472

AN ORDINANCE APPROVING A CONDITIONAL USE FOR A HOTEL PURSUANT TO SECTION 155.415(C)(11) OF THE LOMBARD ZONING ORDINANCE; GRANTING MAJOR CHANGES TO A PLANNED DEVELOPMENT PURSUANT TO SECTION 155.504 OF THE LOMBARD ZONING ORDINANCE; APPROVING COMPANION VARIATIONS FOR THE PROPERTY AT 2100 ST. REGIS DRIVE IN THE ST. REGIS PLANNED DEVELOPMENT, AS ESTABLISHED BY ORDINANCE 2249 AND AMENDED BY ORDINANCES 4409, 4470 AND 4596; AND APPROVING A MAJOR PLAT OF RESUBDIVISION

(PC 18-02: Holiday Inn Express – 2100 St. Regis Drive)

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 described in Section 2 below, is zoned B3PD Community Shopping District Planned Development; and,

WHEREAS, the Subject Property, as described in Section 2 below, is subject to the standards for the St. Regis Planned Development, as adopted by the President and Board of Trustees of the Village of Lombard by Ordinance 2249 and amended by Ordinances 4409, 4470 and 4596; and,

WHEREAS, an application has heretofore been filed requiring approval of the following conditional use, major changes, variation and plat of resubdivision for a portion of a planned development, commonly referred to as 2100 St. Regis Drive, pursuant to the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code):

1. Approve a conditional use pursuant to Section 155.415(C)(11) of the Lombard Zoning Ordinance for a hotel;
2. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the St. Regis Planned Development, as established by Ordinance No. 2249 and amended by Ordinance Nos. 4409, 4470 and 4596, as follows:
 - a. Approve a deviation from Section 155.415(F)(3) and 155.508(C)(6) to reduce minimum required interior side yard setback from 10 feet (10') to zero feet (0') along the southeast property line;
 - b. Approve a deviation from Section 155.602 Table 6.3 to reduce the required number of parking spaces from 110 to 96 (if warranted);
 - c. Approve a deviation from Ordinance Nos. 2249 and 4596 and from Section 153.503(B)(12) (wall signs) to allow a total area of 366 square feet of wall signage where a maximum area of 200 square feet square feet is permitted;

- d. Pursuant to Section 155.511 (site plan approval) of the Lombard Zoning Ordinance, approve a hotel development based upon the submitted plans; and
3. Pursuant to Section 155.706(C)(1) (Parking lot landscaping – Perimeter parking lot landscaping) of the Lombard Zoning Ordinance, approve a variation to reduce perimeter parking lot landscaping area from five feet (5') in width to one foot (1') in width for a corner of the parking lot on the south side of the proposed building;
4. Pursuant to Section 154.203(D) (Minor and major plats of resubdivision) of the Lombard Subdivision Ordinance, approve a major plat of resubdivision.

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on January 22, 2018, 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, approval of the major changes, approval of the variation and approval of the plat of resubdivision; 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, major changes, variation and major plat of resubdivision for a portion of a planned development as set forth below are hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3:

1. Approve a conditional use pursuant to Section 155.415(C)(11) of the Lombard Zoning Ordinance for a hotel;
2. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the St. Regis Planned Development, as established by Ordinance No. 2249 and amended by Ordinance Nos. 4409, 4470 and 4596, as follows:
 - a. Approve a deviation from Section 155.415(F)(3) and 155.508(C)(6) to reduce minimum required interior side yard setback from 10 feet (10') to zero feet (0') along the southeast property line;
 - b. Approve a deviation from Section 155.602 Table 6.3 to reduce the required number of parking spaces from 110 to 96 (if warranted);
 - c. Approve a deviation from Ordinance Nos. 2249 and 4596 and from Section 153.503(B)(12) (wall signs) to allow a total area of 366 square feet of wall signage where a maximum area of 200 square feet square feet is permitted;

- d. Pursuant to Section 155.511 (site plan approval) of the Lombard Zoning Ordinance, approve a hotel development based upon the submitted plans; and
3. Pursuant to Section 155.706(C)(1) (Parking lot landscaping – Perimeter parking lot landscaping) of the Lombard Zoning Ordinance, approve a variation to reduce perimeter parking lot landscaping area from five feet (5') in width to one foot (1') in width for a corner of the parking lot on the south side of the proposed building;
4. Pursuant to Section 154.203(D) (Minor and major plats of resubdivision) of the Lombard Subdivision Ordinance, approve a major plat of resubdivision.

SECTION 2: That this ordinance is limited and restricted to the subject property generally located at 2100 St. Regis Drive, Lombard, Illinois, and more specifically legally described as set forth below:

PARCEL 1:

THAT PART OF LOTS S, T, U AND V OF YORK TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 1 (ALSO KNOWN AS HIGHLAND ROAD FARMS) OF THE EAST ½ OF THE SOUTHWEST ¼, THE WEST ½ OF THE SOUTHEAST ¼ AND THE SOUTH 1332 FEET OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT A POINT ON THE NORTH LINE OF 22ND STREET, WHICH IS 430.54 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST ¼ (SAID POINT BEING THE SOUTHWEST CORNER OF LOT 5 OF JAY C. BENNETT, SR., COUNTY CLERK, ST. REGIS ASSESSMENT PLAT RECORDED AS DOCUMENT R80-49897) AND RUNNING THENCE NORTH, ALONG THE WEST LINE OF SAID LOT, 251.35 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, ON A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 130.0 FEET, AN ARC DISTANCE OF 62.02 FEET FOR A POINT OF BEGINNING (SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 5); THENCE SOUTH 89 DEGREES, 56 MINUTES, 57 SECONDS EAST PARALLEL WITH THE NORTH LINE OF 22ND STREET, 24.25 FEET; THENCE NORTH 155.29 FEET; THENCE NORTH 49 DEGREES, 00 MINUTES, 00 SECONDS EAST 80.0 FEET; THENCE NORTH 73 DEGREES, 00 MINUTES, 00 SECONDS EAST 100.0 FEET; THENCE NORTH 88 DEGREES, 43 MINUTES, 01 SECONDS EAST 132.20 FEET; THENCE NORTHWESTERLY ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 271.22 FEET (THE CHORD BEARING NORTH 69 DEGREES, 11 MINUTES, 05 SECONDS WEST 267.91 FEET) TO A POINT OF REVERSE CURVE; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ON A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 225.0 FEET, AN ARC DISTANCE OF 311.38 FEET TO A POINT OF COMPOUND CURVE; THENCE SOUTHERLY AND SOUTHEASTERLY, ON A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 25.0 FEET, AN ARC DISTANCE OF 37.55 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 39 DEGREES, 00 MINUTES, 00 SECONDS EAST, ON THE TANGENT TO SAID CURVE, (BEING ALSO AN EASTERLY LINE OF LOT 2 OF SAID ST. REGIS ASSESSMENT PLAT), 337.80 FEET TO A POINT OF CURVE; THENCE

SOUTHEASTERLY, ON A TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 130.0 FEET, AN ARC DISTANCE OF 26.47 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

(ALSO KNOWN AND DESCRIBED AS:

LOT 3 IN JAY C. BENNETT, SR., COUNTY CLERK, ST. REGIS ASSESSMENT PLAT NO. 3 OF PART OF THE SOUTH ½ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DU PAGE COUNTY, ILLINOIS)

AND:

PARCEL 2:

THAT PART OF LANDS COMMONLY DESCRIBED AS LOT 4 OF JAY C. BENNETT SR. COUNTY CLERK ST. REGIS ASSESSMENT PLAT NO. 3 AS PLATTED BY DOCUMENT R84-39243 AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN COMMENCING AT THE INTERSECTION OF THE EAST LINE OF ST. REGIS DRIVE (AS DEDICATED BY DOCUMENT R2006-064796) WITH THE NORTH LINE OF 22ND STREET; THENCE N0°00'34"E ALONG SAID EAST LINE, 251.15 FEET; THENCE NORTHWESTERLY ALONG A TANGENTIAL CIRCULAR CURVE HAVING A RADIUS OF 130.0 FEET CONCAVE TO THE SOUTHWEST, 66.18 FEET TO THE SOUTHWEST CORNER OF LANDS COMMONLY DESCRIBED AS LOT 3 OF SAID JAY C. BENNETT SR. COUNTY CLERK ST. REGIS ASSESSMENT PLAT NO. 3; THENCE N89°37'25"E ALONG THE MOST SOUTHERLY LINE OF SAID LOT 3, 24.25 FEET TO A SOUTHEAST CORNER, THEREOF; THENCE N2°23'38"W ALONG AN EAST LINE OF SAID LOT 3, 155.29 FEET; THENCE N46°36'22"E ALONG A SOUTHERLY LINE OF SAID LOT 3, 80.00 FEET; THENCE N70°26'22"E ALONG SAID SOUTHERLY LINE, 100.00 FEET; THENCE N86°19'23"E ALONG SAID SOUTHERLY LINE, 36.92 FEET; THENCE S70°36'22"W, 128.49 FEET; THENCE S46°36'22"W, 86.17 FEET; THENCE S2°23'38"E, 143.74 FEET TO THE EASTERLY EXTENSION OF SAID MOST SOUTHERLY LINE OF SAID LOT 3; THENCE S87°39'25"W ALONG SAID EASTERLY EXTENSION, 5.00 FEET TO THE POINT OF BEGINNING IN DU PAGE COUNTY, ILLINOIS.

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 the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
2. That the petitioner shall submit a landscape plan at the permitting phase addressing the comments of the Planning and Public Works Departments;

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Re: PC 18-02

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3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
4. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval shall become null and void unless a time extension has been granted by the Village Board.

SECTION 4: 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 ____, 2018.

First reading waived by action of the Board of Trustees this 15th day of February, 2018.

Passed on second reading this 15th day of February, 2018.

Ayes: Village President Giagnorio, Trustee Fugiel, Foltyniewiucz and Ware

Nays: None

Absent: Trustee Pike, Whittington and Johnston

Approved this 15th day of February, 2018.


Keith T. Giagnorio
Village President

ATTEST:


Sharon Kuderna
Village Clerk

Published by me in pamphlet form on this 16th day of February, 2018.


Sharon Kuderna
Village Clerk