

FRED BUCHOLZ

DUPAGE COUNTY RECORDER

OCT. 04, 2018

9:13 AM

OTHER

\$33.00 06-20-405-013

007 PAGES R2018-093557

ORDINANCE 7566

**AN ORDINANCE GRANTING APPROVAL OF A
CONDITIONAL USE PURSUANT TO THE LOMBARD
ZONING ORDINANCE FOR HOTELS AND MOTELS WITH
A VARIANCE FOR FLOOR AREA RATIO (FAR)**

PIN(s): 06-20-405-013

ADDRESS: 550 E. 22nd Street, 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 7566

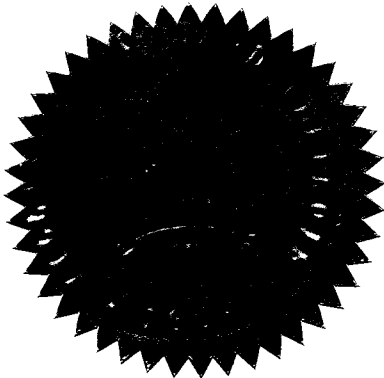
AN ORDINANCE GRANTING APPROVAL OF A CONDITIONAL
USE PURSUANT TO THE LOMBARD ZONING ORDINANCE FOR
HOTELS AND MOTELS WITH A VARIANCE FOR FLOOR AREA
RATIO (FAR)

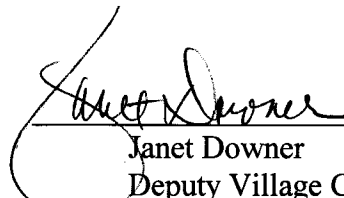
PIN(s): 06-20-405-013

ADDRESS 550 E. 22nd Street, Lombard, IL 60148

of the said Village as it appears from the official records
of said Village duly approved this 16th
day of August, 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 21th
day of August, 2018.





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

ORDINANCE 7566

PAMPHLET

**PC 18-08: 550 E. 22ND STREET (HILTON TRU)
ORDINANCE GRANTING APPROVAL OF A CONDITIONAL USE
PURSUANT TO THE LOMBARD ZONING ORDINANCE FOR HOTELS
AND MOTELS WITH A VARIANCE FOR FLOOR AREA RATIO (FAR)**



PUBLISHED IN PAMPHLET FORM THIS 17th DAY OF AUGUST 2018, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.

Sharon Kuderna

Sharon Kuderna
Village Clerk

ORDINANCE NO. 7566

**AN ORDINANCE GRANTING APPROVAL OF A CONDITIONAL USE
PURSUANT TO THE LOMBARD ZONING ORDINANCE FOR HOTELS
AND MOTELS WITH A VARIANCE FOR FLOOR AREA RATIO (FAR)**

(PC 18-08: 550 E. 22nd Street, Hilton Tru)

(See also Ordinance No 7565)

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 approval of a conditional use pursuant to the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code) for a hotel with a variance for floor area ratio (FAR), as set forth in Section 1 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on April 16, May 21, and June 11, 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 for a hotel with a variance for floor area ratio (FAR) 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 for hotels and motels with a variance for floor area ratio (FAR), 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 155.412(C)(8) of the Lombard Zoning Ordinance for hotels and motels; and
2. Approve a variance pursuant to Section 155.412(H) of the Lombard Zoning Ordinance for the floor area ratio (FAR) to exceed 0.35 FAR.

SECTION 2: That this ordinance is limited and restricted to the subject property generally located at 550 E. 22nd Street, Lombard, Illinois, and legally described as follows:

LOT 2 IN FAIRFIELD PLAZA SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 18, 1986 AS DOCUMENT R86-95639, IN DUPAGE COUNTY, ILLINOIS.

PIN: 06-20-405-013

SECTION 3: This Ordinance is approved subject to compliance with the following conditions:

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.
2. The Floor Area Ratio (FAR) for the subject property shall not exceed 0.48.
3. 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.
4. The petitioner shall be required to apply for and receive building permits for any demolition activity and/or improvements to the subject property.
5. The proposed Weathermaker 48TC rooftop mechanical unit (or approved equal), and/or any rooftop mechanical unit(s), shall be screened per Code and provide sound attenuation panels.

6. The trash/recycling area shall be screened per Village Code and shall be moved to the northwest portion of the site.
7. The fence and landscaping shall be maintained in good condition at all times.
8. The landscaping on the east side of the property shall be increased to 30' from 28.5'.
9. The petitioner shall provide the Village with a final photometric plan for review and approval after the proposed light standards are installed and fully operational that demonstrates compliance with the Village's photometric requirements.
10. 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 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 19th day of July, 2018.

Ayes: Trustee Whittington, Fugiel, Johnston, Pike and Ware

Nays: Trustee Foltyniewicz

Absent: None

First reading waived by action of the Board of Trustees this ___ day of _____, 2018.

Passed on second reading this 16th day of August, 2018, pursuant to a roll call vote as follows:


Ayes: Trustee Whittington, Fugiel, Johnston, Foltyniewicz, Pike and Ware

Nays: None

Absent: None

Ordinance No. 7566
Re: PC 18-08
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Approved by me this 16th day of August, 2018.


Keith T. Giagnorio, Village President

ATTEST:


Sharon Kuderna, Village Clerk

Published in pamphlet from this 17th day of August, 2018.


Sharon Kuderna, Village Clerk