

**ORDINANCE 8192
PAMPHLET**

**PC 23-13: 2001 S. HIGHLAND AVE (SONESTA SUITES/CHURCHWICK PARTNERS)
REZONING**



PUBLISHED IN PAMPHLET FORM THIS 22ND DAY OF SEPTEMBER, 2023, BY
ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,
DUPAGE COUNTY, ILLINOIS.

Elizabeth Brezinski

Elizabeth Brezinski
Village Clerk

ORDINANCE NO. 8192

AN ORDINANCE APPROVING A MAP AMENDMENT (REZONING) TO THE LOMBARD ZONING ORDINANCE TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS

(PC 23-13: 2001 S. Highland Avenue, Sonesta Suites/Churchwick Partners)

(See also Ordinance No.(s) 8191, 8193)

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 a map amendment for the purpose of rezoning the property located at 2001 S. Highland Avenue, and described in Section 2 hereto, from B3 Community Shopping District to R5 General Residence District; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on June 19, 2023, July 17, 2023, and August 21, 2023, 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 rezoning 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 Title 15, Chapter 155 of the Code of Lombard, Illinois, otherwise known as the Lombard Zoning Ordinance, be and is hereby amended so as to rezone the property described in Section 2 below to R5 General Residence District.

SECTION 2: This ordinance is limited and restricted to the property generally located at 2001 S. Highland Avenue, Lombard, Illinois, and legally described as follows:

PARCEL 1:

THAT PART OF LOT 3 OF JAY C. BENNETT SR., COUNTY CLERK, ST. REGIS ASSESSMENT PLAT OF PART OF THE SOUTH 1/2 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED R80-49897, WHICH LIES WEST OF A LINE DESCRIBED BY BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 3 WHICH IS 441.18 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT AND RUNNING THENCE NORTHERLY AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT, 566.97 FEET TO A POINT ON THE NORTH LINE OF SAID LOT WHICH IS 184.22 FEET WEST OF THE POINT OF CURVATURE, IN SAID NORTH LINE FOR THE PLACE OF TERMINATION, IN DUPAGE COUNTY, ILLINOIS. ALSO KNOWN AS LOT 1 IN JAY C. BENNETT SR., COUNTY CLERK ST. REGIS ASSESSMENT PLAT NO. 5 OF PART OF THE SOUTH HALF OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO PLAT THEREOF RECORDED AS DOCUMENT R86-18724, IN DUPAGE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 3 WHICH IS 441.18 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 89 DEGREES 56 MINUTES 57 SECONDS WEST, A DISTANCE OF 57.05 FEET; THENCE NORTH 85 DEGREES 03 MINUTES 01 SECOND WEST, A DISTANCE OF 140.51 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 57 SECONDS WEST, A DISTANCE OF 85.60 FEET; THENCE NORTH 79 DEGREES 26 MINUTES 19 SECONDS WEST, A DISTANCE OF 54.82 FEET; THENCE NORTH 43 DEGREES 49 MINUTES 50 SECONDS WEST, A DISTANCE OF 46.90 FEET; THENCE NORTH 08 DEGREES 47 MINUTES 56 SECONDS WEST, A DISTANCE OF 52.60 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HIGHLAND (VARIABLE WIDTH) AVENUE; THENCE NORTH 01 DEGREE 57 MINUTES 15 SECONDS EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 142.30 FEET; THENCE NORTH 03 DEGREES 38 MINUTES 03 SECONDS WEST, A DISTANCE OF 219.45 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 02 SECONDS WEST, A DISTANCE OF 118.42 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ST. REGIS (50'W.) DRIVE AND

Ordinance No. 8192
Re: PC 23-13
Page 3

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET AND A CHORD BEARING SOUTH 82 DEGREES 34 MINUTES 31 SECONDS EAST, AN ARC DISTANCE OF 72.06 FEET; THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET AND A CHORD BEARING SOUTH 82 DEGREES 29 MINUTES 07 SECONDS EAST, AN ARC DISTANCE OF 84.16 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 13 SECONDS EAST, A DISTANCE OF 232.71 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 47 SECONDS WEST, A DISTANCE OF 566.97 FEET TO THE POINT OF BEGINNING.

PINs: 06-20-307-021

SECTION 3: That the official zoning map of the Village of Lombard be changed in conformance with the provisions of this ordinance.

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 7th day of September 2023.

Passed on second reading this 21st day of September 2023, pursuant to a roll call vote as follows:

Ayes: Trustee LaVaque, Dudek, Puccio, Honig, and Bachner


Nays: None

Absent: Trustee Militello

Approved by me this 21st day of September 2023.



Keith T. Giagnorio, Village President

ATTEST:


Elizabeth Brezinski, Village Clerk

Ordinance No. 8192
Re: PC 23-13
Page 4

Published by me in pamphlet form this 22nd day of September 2023.



Elizabeth Brezinski, Village Clerk