

ORDINANCE NO. 6387

AN ORDINANCE REPEALING IN ITS ENTIRETY ORDINANCE 1915A, AS AMENDED, WHICH ESTABLISHED A CONDITIONAL USE FOR THE PROPERTIES AT 701 E. 22ND STREET AND 747 E. 22ND STREET, LOMBARD, ILLINOIS

PC 09-24: 701 E. 22nd Street and 747 E 22nd Street

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, in 1975, the President and Board of Trustees adopted Ordinance 1915A, approving a planned development and other zoning relief for the property commonly known as 701 E. 22nd Street, Lombard ("701 E. 22nd Street"), Lombard, Illinois, and 747 E. 22nd Street, Lombard, Illinois, ("747 E. 22nd Street") (collectively the "Property"), legally described as follows:

THAT PART OF THE NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT SITUATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. R66-5885, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 29: THENCE S. 89° 57' 16" W. ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 70.0 FEET TO THE PLACE OF BEGINNING: THENCE S. 0° 09' 06" E. ALONG THE EAST LINE OF SAID NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT BEING DESCRIBED AS PARALLEL WITH AND 70.00 FEET WEST OF THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 736.60 FEET TO AN ANGLE POINT: THENCE S. 11° 41' 16" W. ALONG SAID EAST LINE OF THE NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT, A DISTANCE OF 69.66 FEET: THENCE S. 89° 57' 16" W. ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 965.70 FEET TO A POINT ON A CURVE: THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 767.39 FEET AND A CHORD BEARING N. 6° 42' 19" E., A DISTANCE OF 103.24 FEET TO A POINT OF REVERSE CURVATURE: THENCE NORTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1661.83 FEET, A DISTANCE OF 70.47 FEET: THENCE N. 84° 10' 59" W., A DISTANCE OF 283.33 FEET TO A POINT ON THE WEST LINE OF SAID NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT: THENCE N.

Ordinance No. 6387
Re: PC 09-24 (701 and 747 E 22nd Street)
Page 2

5° 49' 01" E. ALONG SAID WEST LINE OF THE NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT, A DISTANCE OF 606.30 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29: THENCE N. 89° 57' 16" E. ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1181.25 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.
; and

WHEREAS, the Property was since divided into two (2) parcels by an assessment plat, and is legally described, as follows:

PARCEL 1 IN MIDCON ASSESSMENT PLAT, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 1983 AS DOCUMENT R83-34520, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 747 E 22nd Street, Lombard, Illinois
PIN: 06-29-200-040

PARCEL 2 IN MIDCON ASSESSMENT PLAT, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 1983 AS DOCUMENT R83-34520, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 701 E 22nd Street, Lombard, Illinois
PIN: 06-29-200-039; and

WHEREAS, Ordinance 1915A was amended by the President and Board of Trustees by Ordinance No. 2590 on March 24, 1983, by Ordinance No. 4131 on March 7, 1996, and by Ordinance No. 4837 on July 20, 2000; and

WHEREAS, ownership of 701 E. 22nd Street and 747 E. 22nd Street now exists in two (2) separate owners, who have filed applications, requesting that Ordinance 1915A be repealed in its entirety, that a major plat of resubdivision be approved regarding the Property, and that new conditional uses for a planned development be adopted for 701 E. 22nd Street and 747 E. 22nd Street, respectively; and

WHEREAS, a public hearing on such applications has been conducted by the Village of Lombard Plan Commission on August 17, 2009 pursuant to appropriate and legal notice; and

Ordinance No. 5387
Re: PC 09-24 (701 and 747 E 22nd Street)
Page 3

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending the repeal of Ordinance No. 1915A, as amended, as it is no longer necessary.

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 the Plan Commission has made its report of findings and recommendations, and such are adopted by reference as findings of this Board of Trustees as fully as if completely set forth at length herein. All exhibits submitted at the aforesaid public hearing are also incorporated herein by reference.

SECTION 2: That Ordinance 1915A, as amended, is hereby repealed in its entirety, and is null and void.

SECTION 3: 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 3rd day of September, 2009.

First reading waived by action of the Board of Trustees this ____ day of _____, 2009.

Passed on second reading this 17th day of September, 2009.

Ayes: Trustees Tross, Wilson, Moreau, Fitzpatrick and Ware

Nayes: None

Absent: Trustee Gron

Approved this 17th, day of September, 2009.


William J. Mueller, Village President

ATTEST:


Brigitte O'Brien, Village Clerk

Ordinance No. 3387
Re: PC 09-24 (701 and 747 E 22nd Street)
Page 4