

ORDINANCE 4692

PAMPHLET

FRONT OF PAMPHLET

COMPREHENSIVE PLAN REVISIONS



PUBLISHED IN PAMPHLET FORM THIS 8TH DAY OF SEPTEMBER, 1999.
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,
DUPAGE COUNTY, ILLINOIS.

Lorraine G. Gerhardt

Lorraine G. Gerhardt
Village Clerk

ORDINANCE 4692

**AN ORDINANCE AMENDING ORDINANCE NUMBER 4403,
ADOPTED JANUARY 22, 1998, ADOPTING A NEW COMPREHENSIVE PLAN
FOR THE VILLAGE OF LOMBARD, ILLINOIS**

(PC 99-28; St. Charles Road Corridor)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted Ordinance 4403, the Lombard Comprehensive Plan; and,

WHEREAS, a map amendment has been requested for the purpose of changing the Comprehensive Plan's Long Range Land Use Plan designation for the properties described in Section 2 hereto; and,

WHEREAS, an amendment to the text of the Comprehensive Plan has been requested relative to properties within the St. Charles Road Corridor; and,

WHEREAS, a public hearing thereon has been conducted by the Village of Lombard Plan Commission on July 19, 1999, 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 Comprehensive Plan amendments 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 the Long Range Land Use Plan of the Comprehensive Plan of the Village of Lombard, originally approved as Ordinance 4403, be and is hereby amended as follows:

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- A. That the land use designation for the property generally located at 222 East Windsor Avenue, Lombard, Illinois, and described in Section 2, Paragraph A hereof be changed from Open Space and Recreational to Low-Density Residential.
- B. That the land use designation for the properties generally located at 12 and 17 North Craig Place, Lombard, Illinois, and described in Section 2, Paragraph B hereof be changed from Low-Density Residential to Medium-Density Residential.
- C. That the land use designation for the properties generally located at 34 to 46 North Stewart Avenue and 244 East St. Charles Road, Lombard, Illinois, and described in Section 2, Paragraph C hereof be changed to Community Commercial with a Central Business District overlay.
- D. That the land use designation for the property generally located at 380 East St. Charles Road, Lombard, Illinois, and described in Section 2, Paragraph D hereof be changed from Open Space and Recreational to Community Commercial with a Central Business District Overlay.
- E. That the land use designation for the property generally located at 1 North Grace Street, Lombard, Illinois, and described in Section 2, Paragraph E hereof be changed to Community Commercial.
- F. That the land use designation for the properties generally located at 404 to 540 and 638 to 646 East St. Charles Road, all on the north side of St. Charles Road in Lombard, Illinois, and described in Section 2, Paragraph F hereof, be changed from Light Industrial to Community Commercial.
- G. That the land use designation for the properties generally located at 18 to 116 North Chase Avenue, on the west side of Chase Avenue in Lombard, Illinois, and described in Section 2, Paragraph G hereof, be changed from Light Industrial to Low-Density Residential.
- H. That the land use designation for the properties generally located at 730 to 938 East St. Charles Road, on the north side of St. Charles Road in Lombard, Illinois, and described in Section 2, Paragraph H hereof, be changed from Medium-Density Residential to Community Commercial.

SECTION 2: That this ordinance is limited and restricted to the properties legally described as follows:

- A. That part of the former Chicago & Great Western Railroad right-of-way in the southwest 1/4 of Section 5, Township 39 North, Range 11, East of the Third Principal Meridian lying easterly of Lot 11 in Windsor Avenue Subdivision, westerly of the westerly line of the east 420 feet of the south 117 feet of the former Chicago & Great Western Railroad right-of-way lying west of Stewart Avenue and southerly of a line drawn from the northeast corner of said Lot 11 in Windsor Avenue Subdivision to the northwest corner of said east 420 feet of the south 117 feet, in DuPage County, Illinois.

PIN Number: 06-05-315-018

- B. Lot 9 in Block 15 and Lot 13 in Block 14, both of H. O. Stone & Company's Addition to Lombard, being a subdivision in the southwest quarter of Section 5 and the northwest quarter of Section 8, Township 39 North, Range 11 East, of the Third Principal Meridian, according to the Plat recorded as Document R179463, all in DuPage County, Illinois.

PIN Numbers: 06-08-105-007 and 06-08-106-002

- C. Lots 1, 2, 3, and 4 in Block 14 of H. O. Stone & Company's Addition to Lombard, being a subdivision in the southwest quarter of Section 5 and the northwest quarter of Section 8, Township 39 North, Range 11 East, of the Third Principal Meridian, according to the Plat recorded as Document R179463, and Lot 1 in the Arndt Hospital Consolidation Plat, being a subdivision in the northwest quarter of Section 8, Township 39 North, Range 11 East, of the Third Principal Meridian, according to the Plat recorded as Document R86-052310, all in DuPage County, Illinois.

PIN Numbers: 06-05-321-006, -007, -008, and -009 and 06-08-106-010

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- D. Lots 1 and 2 in Herbrecht's Subdivision, being a subdivision in the southwest quarter of Section 5, Township 39 North, Range 11 East, of the Third Principal Meridian, according to the Plat recorded as Document 644910, all in DuPage County, Illinois.

PIN Number: 06-05-322-011

- E. That part of the southwest 1/4 of the southeast 1/4 of Section 5, Township 39 North, Range 11, East of the Third Principal Meridian lying southerly of a line 50 feet southerly of (as measured at right angles) the centerline of the Chicago & Great Western Railroad right-of-way and northerly of a line 50 feet northerly of (as measured at right angles) the centerline of the main track of the Chicago and Northwestern Railroad right-of-way and east of the east line of Grace Street as dedicated per Document R74-62479, in DuPage County, Illinois.

PIN Number: 06-05-426-007

- F. That part of the northwest 1/4 of the northeast 1/4 of Section 8 and the west 1/2 of the southeast 1/4 of Section 5, Township 39 North, Range 11, East of the Third Principal Meridian described as follows: Beginning at a point on the east line of St. Charles Road where same intersects the southerly line of the Chicago & Northwestern Railroad right-of-way near the northwest corner of said northeast 1/4 of said Section 8; thence southerly along the east line of St. Charles Road to a point where said road turns easterly; thence easterly along the north line of St. Charles Road 275.0 feet; thence northerly at right angles to St. Charles Road to a point on the southerly line of the Chicago & Northwestern Railroad right-of-way; thence southwesterly along the southerly line of the Chicago & Northwestern Railroad right-of-way to the point of beginning, in DuPage County, Illinois.

-and-

That part of the southeast 1/4 of Section 5 and the northeast 1/4 of Section 8, Township 39 North, Range 11, East of the Third Principal Meridian described as follows: Commencing at the intersection of the east line of St. Charles Road and the southerly line of the Chicago & Northwestern Railroad right-of-way near the northwest corner of the northeast 1/4 of Section 8; thence southerly along the east line of St. Charles Road to a point

where said road turns easterly; thence easterly along the north line of St. Charles Road 275.0 feet to a jog in the north line of St. Charles Road; thence northerly at right angles to St. Charles Road 7.0 feet to the point of beginning; thence easterly along the north line of St. Charles Road 90.0 feet; thence northerly at right angles to St. Charles Road to a point on the southerly line of the Chicago & Railroad right-of-way; thence southwesterly along the southerly line of said right-of-way 90.0 feet; thence southerly to the point of beginning, in DuPage County, Illinois.

-and-

That part of the southeast 1/4 of Section 5 and the northeast 1/4 of Section 8, Township 39 North, Range 11, East of the Third Principal Meridian described as follows: Commencing at the intersection of the east line of St. Charles Road and the southerly line of the Chicago & Northwestern Railway right-of-way near the northwest corner of the northeast 1/4 of said Section 8; thence southerly along the east line of St. Charles Road to a point where St. Charles Road turns easterly; thence easterly along the north line of St. Charles Road 275.0 feet to a jog in the north line of St. Charles Road; thence northerly at right angles to St. Charles Road 7.0 feet; thence continuing easterly along the north line of St. Charles Road 90.0 feet to the point of beginning; thence continuing easterly along the north line of St. Charles Road 200.0 feet; thence northerly at right angles to St. Charles Road to a point on the southerly line of the Chicago & Northwestern Railway right-of-way; thence westerly along the southerly line of the Chicago & Northwestern Railway right-of-way 201.0 feet (more or less); thence southerly to the point of beginning, in DuPage County, Illinois.

-and-

That part of the southeast 1/4 of Section 5 and the northeast 1/4 of Section 8, Township 39 North, Range 11, East of the Third Principal Meridian described as follows: Commencing at a point in the north line of St. Charles Road which is 565.62 feet east of the east line of Grace Street; thence north forming an angle of 268 degrees 14 minutes to the right of the prolongation of the last described line a distance of 34.3 feet to the point of beginning; thence continuing northerly along the same line a distance of 153.1 feet to a stake in the south right-of-way line of the Chicago & Great Western Railroad; thence southeasterly along the south line of said railroad

right-of-way a distance of 250.33 feet to a stake in the west line of the highway; thence southwesterly along the northwest line of St. Charles Road a distance of 255.4 feet to the point of beginning, in DuPage County, Illinois.

-and-

That part of the southwest 1/4 of the southeast 1/4 of Section 5, Township 39 North, Range 11, East of the Third Principal Meridian bounded as follows: on the northerly side by a line parallel with and distant 50 feet southerly (as measured at right angles) from the centerline of the main track of the Chicago & Northwestern Railway right-of-way as said main track is now located; on the northwesterly side by a line parallel with and distant 50 feet southeasterly (as measured at right angles) of the southeasterly main track of the Chicago & Northwestern Railway right-of-way (originally the Galena and Chicago Union Railroad Company) as now located; on the southerly side by a line parallel with and distant 100 feet southerly (as measured at right angles) of the centerline of the main track of the Minnesota and Northwestern Railroad Company (later the Chicago Great Western Railway Company), as said main track centerline was originally located and established across said Section 5; and on the easterly or southeasterly side by the northwesterly line of St. Charles Road, as presently located, in DuPage County, Illinois.

-and-

Lots 9 to 18 (inclusive) in Block 4 (except that part lying in Schreck's Resubdivision) together with the west 1/2 of vacated Kramer Avenue lying east of and adjoining said Block 4 in Sunnyside Addition to Lombard, being a subdivision in the southeast 1/4 of Section 5, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded as Document 191820, in DuPage County, Illinois.

-and-

Lots 1, 16, 17, 18, 19, 20, 21, and the westerly 50 feet of Lot 22 in Block 5, together with the east 1/2 of vacated Kramer Avenue, lying westerly of and adjacent to Block 5 in Sunnyside Addition to Lombard, a subdivision in the southeast 1/4 of Section 5, Township 39 North, Range 11, East of the Third

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Principal Meridian, according to the plat thereof recorded as Document 191820, in DuPage County, Illinois.

-and-

Lots 2, 3, 4, 5, 6, and 22 (except the westerly 50 feet thereof) in Block 5 in Sunnyside Addition to Lombard, a subdivision in the southeast 1/4 of Section 5, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded as Document 191820, in DuPage County, Illinois.

PIN Numbers: 06-05-424-004; 06-05-425-003 and -015 through -020, inclusive; 06-05-426-001, -002, -003, -004, and -006; and 06-08-200-001 and -002

- G. Lots 7 through 15, inclusive, of Block 5 of the Sunnyside Addition to Lombard, being a subdivision in the southeast quarter of Section 5, Township 39 North, Range 11 East, of the Third Principal Meridian, according to the Plat recorded as Document 191820, all in DuPage County, Illinois.

PIN Numbers: 06-05-425-005 through 013, inclusive

- H. Lots 20 through 28, inclusive, and 81 through 84, inclusive, in Robertson's St. Charles Road Addition to Westmore, being a subdivision in the southwest quarter of Section 4, Township 39 North, Range 11 East, of the Third Principal Meridian, according to the Plat recorded as Document 302422; Lots 2 and 3 in Karban's Resubdivision, being a subdivision in the southwest quarter of Section 4, Township 39 North, Range 11 East, of the Third Principal Meridian, according to the Plat recorded as Document R86-019922; and Lot 1 in Rose's Plat of Consolidation, being a subdivision in the southwest quarter of Section 4, Township 39 North, Range 11 East, of the Third Principal Meridian, according to the Plat recorded as Document R87-135515, all in DuPage County, Illinois.

PIN Numbers: 06-04-309-025, -026, and -029; 06-04-310-045, -046, and -047; and 06-04-311-037 through 044, inclusive

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SECTION 3: That the second paragraph under the subheading “Central Business District (CBD) Mixed-Use Area,” which is under the heading “Medium-Density Residential Development Areas,” which is within Part III, Section 1.A of Ordinance 4403, otherwise known as the Comprehensive Plan of the Village of Lombard, be deleted.

SECTION 4: That the subheading “East St. Charles Road between Chase Avenue and Westmore-Meyers Road” and the associated text, which is under the heading “Medium-Density Residential Development Areas,” which is within Part III, Section 1.A of Ordinance 4403, otherwise known as the Comprehensive Plan of the Village of Lombard, be deleted.

SECTION 5: That Part III, Section 1.B of Ordinance 4403, otherwise known as the Comprehensive Plan of the Village of Lombard, be amended to add a subheading entitled “St. Charles Road Corridor” and associated text to the section under the heading “Community Commercial Areas” as follows:

St. Charles Road Corridor

This area is currently comprised of a mix of strip centers, stand-alone retail and office uses, and residential uses. The Plan encourages continued retail and office uses and the redevelopment of marginal uses. Properties in this area are typically small, and the coordinated redevelopment of multiple parcels should be encouraged. Efforts should be made to reduce the number of curb cuts onto St. Charles Road; these efforts should include shared access drives and cross-access where appropriate. Development in this area should be compatible with adjacent residential uses, and building heights in this area should be limited to three (3) stories or forty feet (40'), whichever is less.

SECTION 6: That the text associated with the subheading “St. Charles Road Light Industrial Area,” which is under the heading “Light Industrial Areas,” which is within Part III, Section 1.C of Ordinance 4403, otherwise known as the Comprehensive Plan of the Village of Lombard, be amended to read in its entirety as follows:

St. Charles Road Light Industrial Area

The Plan Map recommends that the area located along Western Avenue and along St. Charles Road east of the Great Western Trail be used for light industrial use. The area is currently comprised of a number of heavy

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commercial and light industrial land uses. The Plan encourages continued activities similar to those already present in this area. However, the Plan also encourages improved physical conditions to stabilize the area through private revitalization and redevelopment. Street access to Chase Avenue to serve industrial development should not be permitted. Building heights in the area should be limited to three (3) stories or forty feet (40'), whichever is less, to minimize the impacts on surrounding residential properties.

SECTION 7: 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 August, 1999.

First reading waived by action of the Board of Trustees this ____ day of _____, 1999.

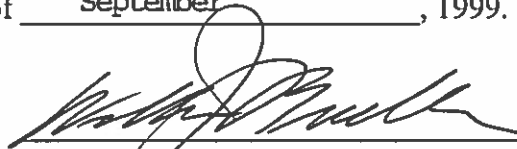
Passed on second reading this 2nd day of September, 1999.

Ayes: Trustees Borgatell, Tross, Schaffer, Sebby, Florey and Kufrin

Nays: None

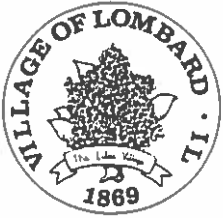
Absent: None

Approved this 2nd day of September, 1999.


William J. Mueller, Village President

ATTEST:


Lorraine G. Gerhardt, Village Clerk



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 4692

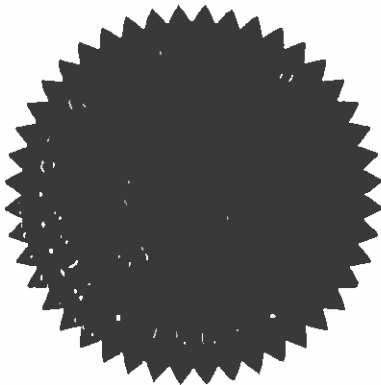
AN ORDINANCE AMENDING ORDINANCE NUMBER 4403.

ADOPTED JANUARY 22, 1998. ADOPTING A NEW
COMPREHENSIVE PLAN

FOR THE VILLAGE OF LOMBARD, ILLINOIS

of the said Village as it appears from the official records of said Village duly passed on SEPTEMBER 2, 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 7th day of SEPTEMBER, 1999.



Lorraine G. Gerhardt

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