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KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
03/04/2021 08:29 AM

DOCUMENT # R2021-034437

ORDINANCE 7917

AN ORDINANCE REPEALING PREVIOUSLY APPROVED ZONING RELIEF FOR THE PROPERTY LOCATED AT 401-425 S. MAIN STREET, LOMBARD, ILLINOIS

PIN(s): 06-08-306-001, 06-08-306-003, 06-08-306-047

ADDRESS: 401-425 S. Main Street, Lombard, IL

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 7917

AN ORDINANCE REPEALING PREVIOUSLY APPROVED ZONING
RELIEF FOR THE PROPERTY LOCATED AT 401-425 S. MAIN STREET,
LOMBARD, ILLINOIS


PIN(s) : 06-08-306-001, 06-08-306-003, 06-08-306-047

ADDRESS: 401-425 S. Main Street , Lombard, IL

of the said Village as it appears from the official records
of said Village duly approved this 21st
day of January, 2021.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate
Seal of said **Village of Lombard**, Du Page County, Illinois this 19th
day of February, 2021.





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

ORDINANCE NO. 7917

AN ORDINANCE REPEALING PREVIOUSLY APPROVED ZONING RELIEF FOR THE PROPERTY LOCATED AT 401-425 S. MAIN STREET, LOMBARD, ILLINOIS

(PC 20-29: 401-425 S. Main Street, Helen Plum Public Library)

(See also Ordinance No.(s) 7915, 7916)

WHEREAS, the subject of this ordinance is the three parcels of property commonly known as 401-425 S. Main Street (collectively the "Property"), legally described in Section 1 below; and

WHEREAS, the President and Board of Trustees adopted Ordinances 4622 and 6719 providing for zoning relief for the parcel of property commonly known as 401 S. Main Street; and

WHEREAS, on February 23, 1977, the Zoning Board of Appeals approved an application for appeal of the decision of the Building and Zoning Director in order to allow an existing sign to be refaced on the parcel of property commonly known as 401 S. Main Street (ZBA 77-01); and

WHEREAS, on May 10, 1963, the Zoning Board of Appeals granted a requested variation for a side yard setback on the parcel of property commonly known as 425 S. Main Street; and

WHEREAS, as part of a companion request and petition for redevelopment of the Property, an application has been made to repeal all zoning relief previously granted to the Property; and

WHEREAS, a public hearing on the application has been conducted by the Village of Lombard Plan Commission on December 21, 2020, 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 repealing of Ordinances 4622 and 6719; the repealing of the ZBA decision of February 23, 1977, with respect to 401 S. Main Street; and the repealing of the variance granted by the ZBA on May 10, 1963, with respect to 425 S. Main Street; all concurrent with the establishment of a new planned development; 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 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 Ordinances 4622 and 6719; the ZBA decision of February 23, 1977, with respect to 401 S. Main Street; and the ZBA approval of a variance on May 10, 1963, for 425 S. Main Street; are hereby repealed in their entirety, and are null and void, for the Property legally described below:

PARCEL 1

LOT 1 IN BLOCK 9 IN DUPAGE HIGHLANDS, BEING A SUBDIVISION OF THAT LOT 1 IN WILLARD HART'S RESUBDIVISION OF PART OF LOT 5 IN THE PLAT OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED DECEMBER 5, 1960 AS DOCUMENT 989424, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2

THE NORTH 15 FEET OF THE SOUTH 50 FEET OF LOT 2 OF WILLARD HART'S RESUBDIVISION OF THAT PART OF LOT 5 IN THE PLAT OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTH LINE OF THE MORNINGSIDE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUN 1, 1908 AS DOCUMENT 93664, IN DU PAGE COUNTY, ILLINOIS, LESS THE PARCEL PREVIOUSLY DEEDED OUT AND KNOWN AS THE NORTH 15 FEET OF THE SOUTH 50 FEET OF LOT 2 (EXCEPT THE WEST 230 FEET, AS MEASURED ON THE MOST SOUTHERLY NORTH LINE OF SAID LOT 2 AND ALSO EXCEPT THE SOUTH 35 FEET) IN WILLARD HART'S RESUBDIVISION OF THAT PART OF LOT 5 IN THE PLAT OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF MORNINGSIDE SUBDIVISION, ACCORDING TO THE PLAT OF SAID WILLIAM HART'S RESUBDIVISION RECORDED DECEMBER 5, 1960 AS DOCUMENT 989424 IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3

THE SOUTH 35 FEET OF LOT 2 IN WILLARD HART'S RESUBDIVISION OF PART OF THAT PART OF LOT 5 IN THE PLAT OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE MORNINGSIDE SUBDIVISION IN DUPAGE COUNTY, ILLINOIS.

PINs: 06-08-306-001, 06-08-306-003, 06-08-306-047

SECTION 2: The repealed Ordinances and other zoning relief shall no longer be in full force and effect from and after this passage and approval as provided by law.

Passed on first reading this 7th day of January, 2021.

First reading waived by action of the Board of Trustees this ____ day of _____, 2021.

Passed on second reading this 21st day of January, 2021, pursuant to a roll call vote as follows:

Ayes: Trustee Whittington, Puccio, Foltyniewicz, Honig, Militello and Ware

Ordinance No. 7917
Re: PC 20-29
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Nays: None

Absent: None

Approved by me this 21st day of January, 2021.


Keith T. Giagnorio, Village President

ATTEST:


Sharon Kuderna, Village Clerk