



**FRED BUCHOLZ**  
DUPAGE COUNTY RECORDER  
MAR.03,2006 11:10 AM  
OTHER 06-20-207-001  
005 PAGES R2006-038999

## ORDINANCE 5805

**GRANTING CONDITIONAL USES FOR A PLANNED  
DEVELOPMENT AND FOR MULTIPLE STRUCTURES ON  
A LOT OF RECORD LOCATED WITHIN THE R4  
LIMITED GENERAL RESIDENCE DISTRICT**

**PIN: 06-20-207-001 through 066**

**Address: 1400-1412 and 1500-1520 S. Fairfield, Lombard  
(Hidden Valley Condominiums)**

**Return To:**

**Village of Lombard  
Department of Community Development  
255 E. Wilson Avenue  
Lombard, IL 60148**

**ORDINANCE NO. 5805**

**AN ORDINANCE GRANTING CONDITIONAL USES  
FOR A PLANNED DEVELOPMENT AND FOR  
MULTIPLE STRUCTURES ON A LOT OF RECORD  
LOCATED WITHIN THE R4 LIMITED GENERAL RESIDENCE DISTRICT**

(PC 06-02; Hidden Valley Condominiums;  
1400-1412 South Fairfield Avenue and 1500-1520 South Fairfield Avenue)

(See also Ordinances 5806 )

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, the subject property is zoned R4 Limited General Residence District;  
and,

WHEREAS, an application has heretofore been filed by the Village requesting approval of a conditional use for a planned development on the property described in Section 1 below; and,

WHEREAS, said application also is requesting approval of a conditional use to provide for more than one (1) principal structure on one (1) lot of record on the property described in Section 1 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on January 23, 2006 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 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;

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Re: PC 06-02; Cond. Use Planned Dev.

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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 Ordinance is limited and restricted to the property generally located at 1400-1412 South Fairfield Avenue and 1500-1520 South Fairfield Avenue, Lombard, Illinois, and legally described as follows:

THAT PART OF LOTS 42-A, 42-B AND 42-C OF YORK TOWNSHIP SUPERVISORS' ASSESSMENT PLAT NO. 1 (ALSO KNOWN AS HIGHLAND ROAD FARMS) OF THE EAST 1/2 OF THE SOUTHWEST 1/4, THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE SOUTH 1332 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 1943 AS DOCUMENT 452575, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 42-A; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 42-A, A DISTANCE OF 33.00 FEET TO THE EAST LINE OF GRACE STREET, HERETOFORE DEDICATED PER DOCUMENT R75-61511, RECORDED NOVEMBER 6, 1975 TO A POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID EAST LINE OF GRACE STREET, BEING A LINE 33.00 FEET EAST OF, AS MEASURED PERPENDICULAR TO, AND PARALLEL WITH THE WEST LINE OF AFOREMENTIONED LOTS 42-A, 42-B AND 42-C A DISTANCE OF 499.30 FEET TO THE SOUTH LINE OF LOT 42-C AFORESAID; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 42-C 603.43 FEET TO THE WEST LINE OF FAIRFIELD AVENUE, HERETOFORE DEDICATED PER DOCUMENT NUMBER R75-61511, RECORDED NOVEMBER 6, 1975; THENCE NORTHERLY ALONG THE WEST LINE OF SAID FAIRFIELD AVENUE BEING A LINE 33.00 FEET WEST OF, AS MEASURED PERPENDICULAR TO, AND PARALLEL WITH THE EAST LINE OF AFOREMENTIONED LOTS 42-A, 42-B AND 42-C 187.50 FEET; THENCE WESTERLY ALONG A LINE PARALLEL WITH AND 187.50 FEET NORTH OF, AS MEASURED PERPENDICULAR TO, THE SOUTH LINE OF SAID 42-C, A DISTANCE OF 348.04 FEET ; THENCE NORTHERLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 94.56 FEET THENCE WESTERLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 88.92 FEET; THENCE NORTHERLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 134.58 FEET; THENCE EASTERLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 55.83 FEET; THENCE NORTHERLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 82.67 FEET TO THE NORTH LINE OF THE AFOREMENTIONED LOT 42-A AT A POINT 255.08 FEET EASTERLY OF, AS MEASURED ALONG SAID NORTH LINE THEREOF, THE NORTHWEST CORNER OF LOT 42-A; THENCE WESTERLY ALONG THE NORTH LINE

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222.08 FEET TO A POINT OF BEGINNING IN DUPAGE COUNTY, ILLINOIS.

Parcel Numbers: 06-20-207-001 through 066  
(Hereinafter the "Subject Property").

SECTION 2: That a conditional use is hereby granted for the property described in Section 4 below and pursuant to Title 15, Chapter 155, Section 208 of the Village of Lombard Zoning Ordinance so as to allow more than one (1) principal structure on one (1) lot of record.

SECTION 3: That the Village Board hereby grants Site Plan Approval authority to the Lombard Plan Commission for the subject property.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2006.

First reading waived by action of the Board of Trustees this 2nd day of February, 2006.

Passed on second reading this 2nd day of February, 2006.

Ayes: Trustees Gron, Tross, O'Brien, Sebby, Florey and Soderstrom

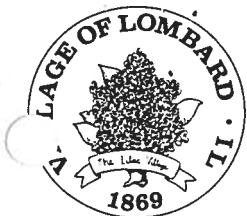
Nays: None

Absent: None

Approved this 2nd day of February, 2006.

  
William J. Mueller, Village President

ATTEST:  
  
Brigitte O'Brien, Village Clerk



I, **Barbara A. Johnson**, 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.

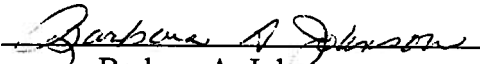
I further certify that attached hereto is a true and correct copy of ORDINANCE 5805

AN ORDINANCE GRANTING CONDITIONAL USES FOR A PLANNED DEVELOPMENT AND FOR MULTIPLE STRUCTURES ON A LOT OF RECORD LOCATED WITHIN THE R4 LIMITED GENERAL RESIDENCE DISTRICT FOR THE PROPERTY LOCATED AT 1400-1412 SOUTH FAIRFIELD AVENUE AND 1500-1520 SOUTH FAIRFIELD AVENUE, HIDDEN VALLEY CONDOMINIUMS, LOMBARD, DUPAGE COUNTY, ILLINOIS, PIN # 06-20-207-001 THROUGH 066

of the said Village as it appears from the official records of said Village duly passed on February 2, 2006.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 28<sup>th</sup> day of February, 2006.



  
Barbara A. Johnson  
Deputy Village Clerk  
Village of Lombard  
DuPage County, Illinois