

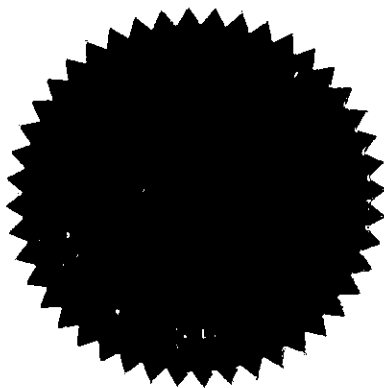
ORDINANCE 4883

PAMPHLET

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AN ORDINANCE AMENDING ORDINANCE 4633 CONDITIONAL USE

HIGHLANDS OF LOMBARD



PUBLISHED IN PAMPHLET FORM THIS 8<sup>th</sup> DAY OF NOVEMBER, 2000.  
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,  
DUPAGE COUNTY, ILLINOIS.

*Lorraine G. Gerhardt*  
Lorraine G. Gerhardt  
Village Clerk

ORDINANCE NO. 4883

**AN ORDINANCE AUTHORIZING AN AMENDMENT  
TO ORDINANCE 4633, ADOPTED JUNE 15, 2000,  
RELATIVE TO THE CONDITIONAL USE FOR  
THE HIGHLANDS OF LOMBARD PLANNED DEVELOPMENT**

(PC 00-51: Highlands of Lombard)

(See also Ordinance No.(s) 4633, 4634, 4876, 4877 and 4884)

WHEREAS, LaSALLE BANK, N.A., not individually but as successor trustee under a Trust Agreement dated October 16, 1984 and known as Trust No. 109023 and EDWARD F. HEIL, sole beneficiary of said Trust (hereinafter collectively referred to as "Owner") and MID-AMERICA REAL ESTATE CORPORATION, an Illinois Corporation, (hereinafter referred to as "the Developer"); have petitioned the Village for an amendment to Ordinance Number 4633, adopted June 15, 2000 (hereinafter the "Conditional Use Ordinance"); said Conditional Use Ordinance providing for a planned development relative to the property described in Section 2 below (hereinafter the "Property"); and

WHEREAS, said petition of the Village of Lombard requests an amendment to Ordinance Number 4633 so as to allow for the Plan Commission and/or the Village Board to be given the authority to approve deviations from the minimum requirements for exterior façade material requirements as part of the site plan approval process for the property described in Section 3 below (hereinafter the "B3 Property"); and

WHEREAS, a public hearing was held by the Village's Plan Commission on October 16, 2000, pursuant to appropriate and legal notice, for the purpose of considering the petition and the Plan Commission has submitted to the Corporate Authorities of the Village its findings and recommendations with respect to said petition; said recommendation being to grant a modification to the terms of the Second Amendment; 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 Ordinance 4633, adopted June 15, 2000, is hereby amended to revise Section 5. E. 1 of the Second Amendment to read as follows:

In the site plan approval process, the Village may consider the compatibility of the architecture, design and materials proposed for development of a Site with the design and materials used or proposed to be used for other Sites. Development shall be uniform in high quality of design and high quality of materials with other development approved or proposed for the B3 Property. Exclusive of window areas, exterior facades shall consist of no less than 70 percent stone, brick, split face block or cedar. Office buildings, however, may have glass exteriors. The Plan Commission and/or the Village Board shall have the authority to approve deviations from the minimum requirements for exterior façade material requirements as part of the site plan approval process. In addition, the following design elements are encouraged to provide continuity among the distinctive site designs:

- (a) Uplighting of building exteriors;
- (b) Decorative brick pavers at the main building entry;
- (c) Common design of directional signage;
- (d) Freestanding sign supports that are compatible with the monument signage depicted on Exhibit F attached hereto;
- (e) Common parking lot and private roadway poles and fixtures.

SECTION 2: This Ordinance is limited and restricted to the property generally located at the northwest corner of Butterfield and Highland Avenue, Lombard, Illinois and legally described as follows:

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH RANGE 11, EAST OF THE OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER: THENCE SOUTH 02 DEGREES, 24 MINUTES, 55 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER 720.24 FEET TO THE POINT OF BEGINNING; CONTINUING THENCE SOUTH 02 DEGREES, 24 MINUTES, 55 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER 1788.66 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF BUTTERFIELD ROAD [ROUTE 56]; THENCE NORTH 80 DEGREES, 33 MINUTES, 53 SECONDS EAST ALONG SAID NORTHERLY LINE OF BUTTERFIELD ROAD 299.29 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG THE CURVE TO THE LEFT TANGENT TO THE LAST

DESCRIBED COURSE HAVING A RADIUS OF 9191.29 FEET FOR AN ARC DISTANCE OF 1008.16 FEET, SAID CURVE HAVING A CHORD LENGTH OF 1007.65 FEET BEARING NORTH 77 DEGREES, 25 MINUTES, 21 SECONDS EAST TO ITS INTERSECTION WITH THE WEST LINE OF HIGHLAND AVENUE, AS SAID HIGHLAND AVENUE WAS DEDICATED BY DOCUMENT NO. 342659; THENCE NORTH 02 DEGREES, 26 MINUTES, 58 SECONDS WEST ALONG THE WEST LINE OF SAID HIGHLAND AVENUE 1611.60 FEET TO A POINT ON SAID WEST LINE OF HIGHLAND AVENUE, SAID POINT BEING 676.06 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF HIGHLAND GREEN SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTH 87 DEGREES, 53 MINUTES, 28 SECONDS WEST ALONG A SOUTHERLY LINE OF SAID HIGHLAND GREEN SUBDIVISION 598.43 FEET; THENCE NORTH 47 DEGREES, 06 MINUTES, 32 SECONDS WEST ALONG A SOUTHERLY LINE OF SAID HIGHLAND GREEN SUBDIVISION 67.66 FEET; THENCE SOUTH 87 DEGREES, 53 MINUTES, 28 SECONDS WEST ALONG A SOUTHERLY LINE OF SAID HIGHLAND GREEN SUBDIVISION 250.00 FEET; THENCE SOUTH 42 DEGREES, 53 MINUTES, 28 SECONDS WEST ALONG A SOUTHERLY LINE OF SAID HIGHLAND GREEN SUBDIVISION 130.16 FEET; THENCE SOUTH 87 DEGREES, 53 MINUTES, 28 SECONDS WEST ALONG A SOUTHERLY LINE OF SAID HIGHLAND GREEN SUBDIVISION 300.18 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Said Parcel of Land Herein Described Contains 51.36 Acres, More or Less

P.I.N. 06-29-300-004

SECTION 3: The B3 Property is generally located at the northwest corner of Butterfield and Highland Avenue, Lombard, Illinois and legally described as follows:

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH RANGE 11, EAST OF THE OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 02 DEGREES, 24 MINUTES, 55 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER 995.24 FEET TO THE POINT OF BEGINNING; CONTINUING THENCE SOUTH 02 DEGREES, 24 MINUTES, 55 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER 1513.66 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF BUTTERFIELD ROAD [ROUTE 56]; THENCE

NORTH 80 DEGREES, 33 MINUTES, 53 SECONDS EAST ALONG SAID NORTHERLY LINE OF BUTTERFIELD ROAD 299-29 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG THE CURVE TO THE LEFT TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 9191.29 FEET FOR AN ARC DISTANCE OF 1008.16 FEET, SAID CURVE HAVING A CHORD LENGTH OF 1007.65 FEET BEARING NORTH 77 DEGREES, 25 MINUTES, 21 SECONDS EAST TO ITS INTERSECTION WITH THE WEST LINE OF HIGHLAND AVENUE, AS SAID HIGHLAND AVENUE WAS DEDICATED BY DOCUMENT NO. 342659; THENCE NORTH 02 DEGREES, 26 MINUTES, 58 SECONDS WEST ALONG THE WEST LINE OF SAID HIGHLAND AVENUE 803.59 FEET; THENCE SOUTH 87 DEGREES, 33 MINUTES, 02 SECONDS WEST 149.49 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 255.00 FEET FOR AN ARC DISTANCE OF 199.52 FEET, SAID CURVE HAVING A CHORD LENGTH OF 194.47 FEET BEARING SOUTH 65 DEGREES 08 MINUTES 06 SECONDS WEST TO A POINT OF REVERSE CURVE; THENCE SOUTHWESTERLY ALONG ARC OF SAID CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 170.00 FEET FOR AN ARC DISTANCE OF 146.29 FEET, SAID CURVE HAVING A CHORD LENGTH OF 141.82 FEET BEARING SOUTH 67 DEGREES 22 MINUTES 19 SECONDS EAST TO A POINT OF TANGENCY; THENCE NORTH 87 DEGREES, 58 MINUTES, 32 SECONDS WEST 209.95 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 120.00 FEET FOR AN ARC DISTANCE OF 179.30 FEET, SAID CURVE HAVING A CHORD LENGTH OF 163.08 FEET BEARING NORTH 45 DEGREES 10 MINUTES 11 SECONDS WEST TO A POINT OF TANGENCY; THENCE NORTH 02 DEGREES 21 MINUTES 50 SECONDS WEST A DISTANCE OF 482.60 FEET; THENCE SOUTH 87 DEGREES 38 MINUTES 10 SECONDS WEST 507.29 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

Said Parcel of Land Herein Described Contains 31.93 Acres, More or Less

A portion of P.I.N. 06-29-300-004

SECTION 4: That all other portions of Ordinance Number 4633, adopted June 15, 2000, and not amended by this Ordinance, shall remain in full force and effect.

SECTION 5: This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

Ordinance No. 4883

Re: PC 00-51

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First reading waived by action of the Board of Trustees this 2nd day of November, 2000.

Passed on second reading this 2nd day of November, 2000.

Ayes: Trustees Borgatell, Schaffer, Sebby, Florey, Kufirin, Jr.


Nayes: None

Absent: Trustee Tross

Approved this 2nd day of November, 2000.

  
William J. Mueller, Village President

ATTEST:

  
Lorraine G. Gerhardt, Village Clerk

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