

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
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OTHER 06-20-207-001
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ORDINANCE 5806

**APPROVING A MAP AMENDMENT (REZONING)
TO THE LOMBARD ZONING ORDINANCE TITLE 15,
CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

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 5806

**AN ORDINANCE APPROVING A MAP AMENDMENT (REZONING)
TO THE LOMBARD ZONING ORDINANCE
TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

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

(See also Ordinance No.(s) 5805)

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, an application has heretofore been filed by the Village requesting a map amendment for the purpose of rezoning the property described in Section 2 hereto from R1 Single-Family Residence District to the R4 Limited General Residence District; and,

WHEREAS, a public hearing thereon 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 rezoning 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 Title 15, Chapter 155 of the Code of Lombard, Illinois, otherwise known as the Lombard Zoning Ordinance, be and is hereby amended so as to rezone the property described in Section 2 hereof to R4 Limited General Residence District.

SECTION 2: This ordinance is limited and restricted to the property generally located at 1400-1412 South Fairfield Avenue and 1500-1520 South Fairfield Avenue, 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

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ALONG THE NORTH LINE 222.08 FEET TO A POINT OF BEGINNING IN DUPAGE COUNTY, ILLINOIS.

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SECTION 3: That the official zoning map of the Village of Lombard be changed in conformance with the provisions of this Ordinance.

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

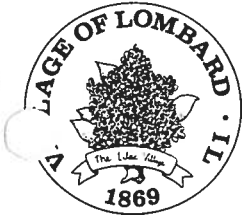
Absent: None

Approved this 2nd, day of February, 2006.


William J. Mueller, Village President

ATTEST:


Brigitte O'Brien, Village Clerk



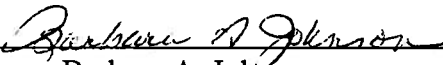
I, **Barbara A. Johnson**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

I further certify that attached hereto is a true and correct copy of ORDINANCE 5806
AN ORDINANCE APPROVING A MAP
AMENDMENT (REZONING) 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 28th day of February, 2006.




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