



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

NOV.23,2016

10:04 AM

OTHER

\$33.00 06-07-303-002

ORDINANCE 7258 007 PAGES R2016-130534

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

**PIN(s): 06-07-303-002, -003, -004, -005, and -027;
(the "Subject Property")**

**ADDRESS: 400, 406, 412, 420, 440 S. Finley Road,
Lombard, IL 60148**

**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 7258

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

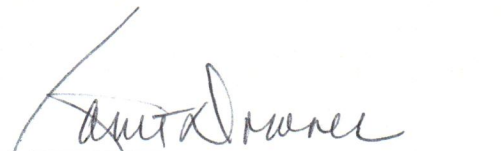
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ADDRESS: 400, 406, 412, 420, 440 S. Finley Road, Lombard, IL 60148

of the said Village as it appears from the official records
of said Village duly approved this 18th
day of August, 2016.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 15th day of November, 2016.

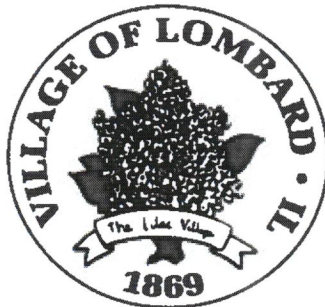




Janet Downer
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

**ORDINANCE 7258
PAMPHLET**

**PC 16-08A: 400, 406, 412, 420 AND 440 S. FINLEY ROAD,
SINGLE FAMILY SUBDIVISION
MAP AMENDMENT**



**PUBLISHED IN PAMPHLET FORM THIS 19th DAY OF AUGUST, 2016, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.**

Sharon Kuderna

**Sharon Kuderna
Village Clerk**

ORDINANCE NO. 7258

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

(PC 16-08: Pulte Homes, 400, 406, 412, 420, 440 S. Finley Road)

(See also Ordinance No. 7259)

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 requesting a map amendment for the purpose of rezoning the property described in Section 2 hereto from R1 Single Family Residence District to R2 Single Family Residence District; and,

WHEREAS, a public hearing thereon has been conducted by the Village of Lombard Plan Commission on May 16, 2016, 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 R2 Single Family Residence District.

SECTION 2: This ordinance is limited and restricted to the property generally located at 400, 406, 412, 420, 440 S. Finley Road, Lombard, Illinois, and legally described as follows:

PARCEL 1:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 4 OF Kiantone Addition to Lombard and running thence south along the west line of Finley Road 291 feet to an iron stake for a place of beginning; thence west parallel with the south line of lot 7 in block 4 of Kiantone's Addition aforesaid, 200 feet to an iron stake; thence north parallel with the west line of Finley Road 70 feet; thence east

PARALLEL WITH THE SOUTH LINE OF LOT 7 IN BLOCK 4 OF Kiantone's Addition aforesaid, 233 feet to the center of Finley Road; thence south along the center line of Finley Road 70 feet; thence west 33 feet to the place of beginning, in Dupage County, Illinois.

PARCEL 2:

THE NORTH 80 FEET OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11, DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 4 IN THE PLAT OF Kiantone Addition to Lombard and running thence south 66 feet for a point of beginning; thence south in west line of Finley Road, 105 feet; thence west parallel to Hickory Street, as now located, 200 feet; thence north 105 feet to the south line of Hickory Street, as now located; thence east in the south line of Hickory Street 200 feet to the point of beginning, in Dupage County, Illinois.

PARCEL 3:

THAT PART OF TRACTS "A" AND "B" AS SHOWN ON THE PLAT OF SURVEY OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DATED SEPTEMBER 10, 1941 AND RECORDED APRIL 8, 1942 AS DOCUMENT 436222, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 4 OF Kiantone Addition to Lombard, and running thence south along the west line of Finley Road, 146 feet for a point of beginning; thence west parallel with the south line of said lot 7 aforesaid, 200 feet; thence south parallel with the west line of Finley Road, 75 feet; thence east 200 feet to the west line of Finley Road; thence north along the west line of Finley Road, 75 feet to the point of beginning, in Dupage County, Illinois.

PARCEL 4:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 4 OF Kiantone Addition to Lombard and running thence south along the west line of Finley Road, 291 feet for a point of beginning; thence east, parallel with the south line of said lot 7 in block 4, 33 feet to the center line of Finley Road; thence south along said center line, 175 feet; thence west parallel with the said south line of lot 7 in block 4, 233 feet; thence north, parallel with said center line of Finley Road, 175 feet; thence east, parallel with the said south line of lot 7 in block 4, 200 feet to the point of beginning, in Dupage County, Illinois.

PARCEL 5:

A PORTION OF TRACT "C" AS SHOWN ON THE PLAT OF SURVEY OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED APRIL 8, 1942 AS DOCUMENT 436222, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF FINLEY ROAD (66 FEET WIDE) 466 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 4 IN Kiantone Addition to Lombard, as laid out, thence south along said west line, 100 feet; thence west parallel with the most northerly line in said tract "C" a distance of 495.82 feet to a point in the easterly line of Federal Aid Route No. 61; thence northeasterly on said line, 502.51 feet to a point in the said most northerly line of tract "C", said point being 404.50 feet east of the most northwesterly corner of said tract "C" thence east on said line, 240.70 feet to a northeast corner of said tract "C"; thence south on an east line of said tract "C" and on its extension to the south, a distance of 400 feet; thence east parallel to the said most northerly line of tract "C", 200 feet to the point of beginning, in Dupage County, Illinois.

Parcel Identification Number(s):

06-07-303-002, -003, -004, -005, and -027; (the "Subject Property")

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 _____, 2016.

First reading waived by action of the Board of Trustees this 18th day of August, 2016.


Passed on second reading this 18th day of August, 2016.

Ayes: Trustee Whittington, Fugiel, Foltyniewicz, Johnston, Pike and Ware

Nays: None

Absent: None

Approved this 18th day of August, 2016.


Keith T. Giagnorio
Village President

Ordinance No. 7258

Re: PC 16-08

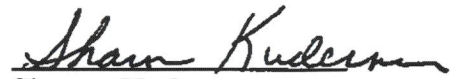
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ATTEST:



Sharon Kuderna
Village Clerk

Published by me in pamphlet form on this 19th day of August, 2016.



Sharon Kuderna
Village Clerk