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KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
03/27/2023 10:48 AM

DOCUMENT # R2023-018193

ORDINANCE 8126

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

**PIN(s): 06-08-107-001, 06-08-107-002, 06-05-322-015,
06-08-106-011, 06-05-321-011, 06-05-321-012, 06-05-321-013,
and 06-05-321-014**

ADDRESS: 244-376 E. St. Charles Road, Lombard, IL

Prepared by and Return To:

**(Village of Lombard)
255 E. Wilson Avenue
Lombard, IL 60148**



I, **Sheila York**, 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 8126

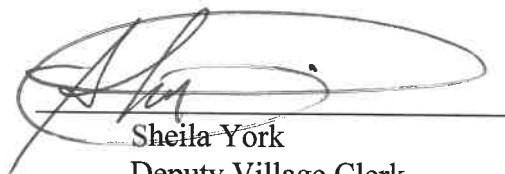
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ADDRESS: 244-376 E. St. Charles Road, Lombard, IL

of the said Village as it appears from the official records
of said Village duly approved this 19th
day of January 2023.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate
Seal of said **Village of Lombard**, Du Page County, Illinois this 22nd
day of March 2023.

A handwritten signature in black ink, appearing to read "Sheila York", is written over a horizontal line.

Sheila York
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

**ORDINANCE 8126
PAMPHLET**

**PC 22-31: 244-376 E. ST. CHARLES ROAD
LOMBARD VETERINARY HOSPITAL**



**PUBLISHED IN PAMPHLET FORM THIS 20TH DAY OF JANUARY, 2023, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.**

Elizabeth Brezinski

**Elizabeth Brezinski
Village Clerk**

ORDINANCE NO. 8126

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

(PC 22-31: 244-376 E. St. Charles Road, Lombard Vet Hospital)

(See also Ordinance No.(s) _____)

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 located at 244-376 E. St. Charles Road, and described in Section 2 hereto, from B2 Neighborhood Shopping District to B5A Downtown Perimeter Corridor District; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on December 19, 2022, 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 below to B5A Downtown Perimeter District.

SECTION 2: This ordinance is limited and restricted to the property generally located at 244-376 E. St. Charles Road, Lombard, Illinois, and legally described as follows:

PARCEL 1

THAT PART OF SECTION 5 AND 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A STONE ON SECTION LINE 1906.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE SOUTH 1 DEGREE 21 MINUTES EAST 213.9 FEET TO THE NORTHLINE OF THE RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILWAY; THENCE NORTH 67 DEGREES 57 MINUTES EAST ALONG SAID NORTH LINE 179.35 FEET FOR THE PLACE OF BEGINNING; THENCE NORTH 22 DEGREES 3 MINUTES WEST 178.0 FEET; THENCE NORTH 67 DEGREES 57 MINUTES EAST 128.0 FEET; THENCE SOUTH 22 DEGREES 3 MINUTES EAST 178.0 FEET TO THE NORTH LINE OF THE RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILWAY; THENCE SOUTH 67 DEGREES 57 MINUTES WEST 128.0 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2

THAT PART OF SECTION 5 AND 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A STONE ON SECTION LINE 1906.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE SOUTH 1 DEGREE 21 MINUTES EAST 213.9 FEET TO THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY FOR A PLACE OF BEGINNING; THENCE NORTH 67 DEGREES 57 MINUTES EAST ALONG SAID NORTH LINE 179.35 FEET; THENCE NORTH 22 DEGREES 03 MINUTES WEST 178.0 FEET; THENCE SOUTH 67 DEGREES 57 MINUTES WEST TO A POINT OF INTERSECTION WITH THE SAID LINE RUNNING SOUTH 1 DEGREE 21 MINUTES EAST FROM SAID STONE MENTIONED; THENCE SOUTH 1 DEGREE 21 MINUTES EAST TO THE PLACE OF BEGINNING, IN THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

PARCEL 3

THAT PART OF LOT 1 OF HERBRECHTS'S SUBDIVISION, A SUBDIVISION IN SECTION 5 AND 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT

THEREOF RECORDED FEBRUARY 15, 1951 AS DOCUMENT 644910 AND CERTIFICATE OF CORRECTION RECORDED FEBRUARY 13, 1953 AS DOCUMENT 674082, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY SOUTHWEST CORNER OF LOT 1; THENCE NORTH 67 DEGREES 57 MINUTES EAST ALONG THE SOUTH LINE OF SAID LOT 1, 227.75 FEET (MEASURED 227.42 FEET); THENCE NORTH 22 DEGREES 3 MINUTES WEST 20.00 FEET; THENCE SOUTH 67 DEGREES 57 MINUTES WEST 214.53 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 10 DEGREES 42 MINUTES WEST, ALONG THE WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 10 DEGREES 42 MINUTES WEST, ALONG THE WESTERLY LINE OF SAID LOT 1, 23.78 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4:

LOTS 1 THROUGH 4, BOTH INCLUSIVE, IN BLOCK 14 IN H.O. STONE AND COMPANY'S ADDITION TO LOMBARD, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 26, 1924 AS DOCUMENT 179463, IN DUPAGE COUNTY, ILLINOIS; AND LOT 1 IN ARNDT HOSPITAL CONSOLIDATION PLAT, BEING A SUBDIVISION OF LOTS 5 THROUGH 9 INCLUSIVE, IN BLOCK 14 IN H.O. STONE AND COMPANY'S ADDITION TO LOMBARD, A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ARNDT HOSPITAL CONSOLIDATION PLAT RECORDED MAY 29, 1986 AS DOCUMENT R86-52310 IN DUPAGE COUNTY, ILLINOIS; ALSO THAT PART OF THE FORMER 33 FOOT WIDE STEWART AVENUE RIGHT OF WAY AS DEDICATED PER H.O. STONE & COMPANY'S ADDITION TO LOMBARD (DOCUMENT NO. 79463) IN SECTIONS 5 AND 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF AND ABUTTING THE NORTHERLY LINE OF THE ST. CHARLES ROAD RIGHT OF WAY (AS DEDICATED PER DOCUMENT NO. 179463), LYING EAST OF AND ABUTTING THE EAST LINE OF LOT 1 IN ARNDT HOSPITAL CONSOLIDATION PLAT (PER DOCUMENT NO. R86-52310), LYING EAST OF AND ABUTTING THE EAST LINES OF LOTS 1, 2, 3 & 4, BLOCK 14 IN SAID H.O. STONE & COMPANY'S ADDITION TO LOMBARD, AND LYING SOUTH OF AND ABUTTING THE WINDSOR AVENUE RIGHT OF WAY AS HERETOFORE DEDICATED PER SAID H.O. STONE &

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Re: PC 22-31
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COMPANY'S ADDITION TO LOMBARD; AND VACATED PER DOCUMENT R2017-105182, RECORDED OCTOBER 12, 2017, IN DUPAGE COUNTY, ILLINOIS.

PINs: 06-08-107-001, 06-08-107-002, 06-05-322-015, 06-08-106-011, 06-05-321-011, 06-05-321-012, 06-05-321-013, and 06-05-321-014

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 5th day of January, 2023.

Passed on second reading this 19th day of January, 2023, pursuant to a roll call vote as follows:

Ayes: Trustee LaVaque, Puccio, Dudek, Honig, Militello and Bachner


Nays: None

Absent: None__

Approved by me this 19th, day of January, 2023.



Keith T. Giagnorio, Village President

ATTEST:


Elizabeth Brezinski, Village Clerk

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Re: PC 22-31
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Published by me in pamphlet form this 20th day of January, 2023.



Elizabeth Brezinski, Village Clerk