

ORDINANCE NO. _____

**AN ORDINANCE FURTHER AMENDING ORDINANCE NUMBER 4362,
ADOPTED SEPTEMBER 18, 1997, AND AS AMENDED BY ORDINANCE 4691,
ADOPTED SEPTEMBER 2, 1999, GRANTING A CONDITIONAL USE FOR A
PLANNED DEVELOPMENT**

(PC 07-19: 610-690 East Butterfield Road; Northern Baptist Theological Seminary)

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, on September 18, 1997, the President and Board of Trustees adopted Ordinance 4362, granting conditional use approval for a planned development for the property legally described in Section 4 below and pursuant to Title 15, Chapter 155, et seq. Section 155.501 of the Code of Lombard; and

WHEREAS, on September 2, 1999, the President and Board of Trustees adopted Ordinance 4691, granting approval of signage amendments to the aforementioned planned development; and

WHEREAS, Title 15, Chapter 155, Section 155.504 allows for amendment of an ordinance granting a conditional use for a planned development after a public hearing before the Village's Plan Commission; and

WHEREAS, pursuant to an application to amend Ordinances 4362 and 4691 pertaining to the geographical extent of the planned development, proper and legal notice was provided and a public hearing was held before the Village's Plan Commission on May 21, 2007; and

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the amendment 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 the legal description set forth within Ordinance 4362 and Ordinance 4691 is hereby amended and shall be limited and restricted to the property generally located at 610-690 East Butterfield Road, Lombard, Illinois and legally described as follows:

THAT PART OF LOT 1 IN NORTHERN BAPTIST THEOLOGICAL SEMINARY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 4, 1983 AS DOCUMENT R83-71622, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 89 DEGREES 57 MINUTES 16 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 70.00 FEET TO A POINT ON THE NORTHEAST CORNER OF NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT, ACCORDING TO THE PLAT THEREOF RECORDED R66-5885, IN DUPAGE COUNTY, IL; THENCE SOUTH 0 DEGREES, 09 MINUTES 06 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT, A DISTANCE OF 736.60 FEET TO AN ANGLE POINT IN SAID EAST LINE; THENCE SOUTH 11 DEGREES 41 MINUTES 16 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT, PASSING AT 69.66 FEET THE NORTHEAST CORNER OF LOT 1 IN THE NORTHERN BAPTIST THEOLOGICAL SEMINARY SUBDIVISION AND CONTINUING FOR A TOTAL DISTANCE OF 787.50 FEET; THENCE NORTH 27 DEGREES 17 MINUTES 19 SECONDS WEST ALONG THE COMMON LINE BETWEEN LOT 1 AND LOT 2 IN SAID NORTHERN BAPTIST THEOLOGICAL SEMINARY SUBDIVISION, A DISTANCE OF 93.42 FEET; THENCE SOUTH 78 DEGREES 33 MINUTES 40 SECONDS WEST, ALONG SAID COMMON LINE BETWEEN LOT 1 AND LOT 2, A DISTANCE OF 173.39 FEET; THENCE SOUTH 0 DEGREES 03 MINUTES 28 SECONDS WEST, ALONG SAID COMMON LINE BETWEEN LOT 1 AND LOT 2, A DISTANCE OF 186.00 FEET; THENCE SOUTH 62 DEGREES 55 MINUTES 32 SECONDS WEST ALONG SAID COMMON LINE BETWEEN LOT 1 AND LOT 2, A DISTANCE OF 107.50 FEET; THENCE SOUTH 69 DEGREES 13 MINUTES 32

SECONDS WEST ALONG SAID COMMON LINE BETWEEN LOT 1 AND LOT 2, A DISTANCE OF 67.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 69 DEGREES 13 MINUTES 32 SECONDS WEST, ALONG SAID COMMON LINE BETWEEN LOT 1 AND LOT 2, A DISTANCE OF 167.57 FEET; THENCE NORTH 27 DEGREES 17 MINUTES 19 SECONDS WEST, ALONG SAID COMMON LINE BETWEEN LOT 1 AND LOT 2, A DISTANCE OF 120.5 FEET; THENCE NORTH 62 DEGREES 55 MINUTES 32 SECONDS EAST, A DISTANCE OF 167.01 FEET; THENCE SOUTH 27 DEGREES 04 MINUTES 28 SECONDS EAST, A DISTANCE OF 138.89 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, IL; EXCEPT FOR THE FOLLOWING:

THAT PART OF LOT 1 IN THE RESUBDIVISION OF NORTHERN BAPTIST THEOLOGICAL SEMINARY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1989 PER DOCUMENT NO. R89-143132, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN YORKTOWN PERIPHERAL/TARGET SUBDIVISION PER DOCUMENT NO. R95-162762, ALSO BEING ON THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 11 DEGREES 11 MINUTES 42 SECONDS WEST, A DISTANCE OF 3.57 FEET ALONG THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 2 AND ALSO BEING THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 34.71 FEET; THENCE SOUTH 11 DEGREES 11 MINUTES 42 SECONDS EAST, A DISTANCE OF 13.65 FEET; THENCE SOUTH 2 DEGREES 58 MINUTES 03 SECONDS EAST, A DISTANCE OF 12.53 FEET; THENCE SOUTH 59 DEGREES 43 MINUTES 53 SECONDS WEST, A DISTANCE OF 34.13 FEET TO THE EASTERLY LINE OF SAID LOT 2 ALSO BEING THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 11 DEGREES 11 MINUTES 42 SECONDS WEST, A DISTANCE OF 40.38 FEET ALONG SAID EASTERLY LINE OF LOT 2 AND ALSO BEING THE WESTERLY LINE OF SAID LOT 1, TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS;

ALSO EXCEPT THAT PART OF LOT 1 IN THE RESUBDIVISION OF NORTHERN BAPTIST THEOLOGICAL SEMINARY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1989 PER DOCUMENT NO. R89-143132, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN YORKTOWN PERIPHERAL/TARGET SUBDIVISION PER DOCUMENT

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NO. R95-162762, ALSO BEING ON THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 11 DEGREES 11 MINUTES 42 SECONDS WEST, A DISTANCE OF 3.57 FEET ALONG THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 2 AND ALSO BEING THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 36.67 FEET; THENCE SOUTH 02 DEGREES 58 MINUTES 03 SECONDS EAST, A DISTANCE OF 251.35 FEET TO THE EASTERLY LINE OF SAID LOT 2 AND ALSO BEING A CORNER ON THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 11 DEGREES 11 MINUTES 42 SECONDS WEST, A DISTANCE OF 252.31 FEET ALONG SAID EASTERLY LINE OF LOT 2 AND ALSO BEING THE WESTERLY LINE OF SAID LOT 1, TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART OF LOT 1 IN THE RESUBDIVISION OF NORTHERN BAPTIST THEOLOGICAL SEMINARY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1989 PER DOCUMENT NO. R89-143132, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN YORKTOWN PERIPHERAL/TARGET SUBDIVISION PER DOCUMENT NO. R95-162762, ALSO BEING ON THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 11 DEGREES 11 MINUTES 42 SECONDS WEST, A DISTANCE OF 3.57 FEET ALONG THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 2 AND ALSO BEING THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 34.71 FEET; THENCE SOUTH 11 DEGREES 11 MINUTES 42 SECONDS EAST, A DISTANCE OF 13.65 FEET; THENCE SOUTH 2 DEGREES 58 MINUTES 03 SECONDS EAST, A DISTANCE OF 12.53 FEET; THENCE SOUTH 59 DEGREES 43 MINUTES 53 SECONDS WEST, A DISTANCE OF 34.13 FEET TO THE EASTERLY LINE OF SAID LOT 2 ALSO BEING THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 11 DEGREES 11 MINUTES 42 SECONDS WEST, A DISTANCE OF 40.38 FEET ALONG SAID EASTERLY LINE OF LOT 2 AND ALSO BEING THE WESTERLY LINE OF SAID LOT 1, TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Parcel No.: 06-29-200-045 (part of)

SECTION 2: That all other provisions set forth within Ordinance 4362 and Ordinance 4691 not amended by this Ordinance shall remain in full force and effect.

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SECTION 3: 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 _____, 2007.

First reading waived by action of the Board of Trustees this ____ day of _____, 2007.

Passed on second reading this ____ day of _____, 2007.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____, day of _____, 2007.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

Published by me in pamphlet form this _____ day of _____, 2007.

Brigitte O'Brien, Village Clerk