

**J.P. "RICK" CARNEY**

DUPAGE COUNTY RECORDER

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OTHER

03-32-301-007

005 PAGES

R2003-485320

**ORDINANCE 5356  
APPROVAL OF A PLAT OF SUBDIVISION WITH  
VARIATIONS**

**Address: 240 Progress Road, Lombard**

**PIN: 03-32-301-007**

**Return To:**

**Village of Lombard  
Department of Community Development  
255 E. Wilson Avenue  
Lombard, IL 60148**

**ORDINANCE NO. 5356**

**AN ORDINANCE GRANTING APPROVAL OF A  
PLAT OF SUBDIVISION WITH VARIATIONS FROM  
THE LOMBARD SUBDIVISION AND DEVELOPMENT ORDINANCE**

(PC 03-26: 240 East Progress Road / Terrace Lakes Subdivision)

(See also Ordinance(s) 5357, 5358, 5359 )

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, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Subdivision and Development Ordinance, otherwise known as Title 15, Chapter 154 of the Code of Lombard, Illinois; and,

WHEREAS, an application has been filed with the Village for approval of a plat of subdivision of greater than one (1) acre in size that includes variations from the Subdivision and Development Ordinance; and,

WHEREAS, Title 15, Chapter 154, Section 154.203 (E) allows for the consideration of variations associated with plats of subdivision after a public hearing before the Village's Plan Commission is held; and,

WHEREAS, proper and legal notice was provided and a public hearing was held before the Village's Plan Commission on August 18, 2003; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the plat of subdivision with variations 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 Plat of Subdivision with the following variations are hereby granted relative to the Subject Property legally described in Section 2 below and subject to the conditions set forth in Section 3 below:

- A. That a variation is hereby granted from Section 154.304 (A) and (B) requiring water and sanitary sewer service to all lots within a major plat of subdivision;
- B. That a variation is hereby granted from Section 154.304 (D) (2) requiring full public improvements within the Grace Street right of way; and
- C. That variations is hereby granted from the requirements of Section 154.506 (D) requiring every lot, private or otherwise, to have frontage on a public street.

SECTION 2: That this ordinance is limited and restricted to the property generally located at 240 East Progress Road, Lombard, Illinois, and legally described as follows:

THAT PART OF THE SOUTHEAST  $\frac{1}{4}$  LYING WEST OF THE CENTER LINE OF GRACE STREET (EXCEPT THE SOUTH 595.52 FEET, AS MEASURED ON THE EAST AND WEST LINES THEREOF, OF THE WEST 877.74 FEET, AS MEASURED ON THE NORTH AND SOUTH LINES, THEREOF, AND EXCEPT THE SOUTH 750.00 FEET, AS MEASURED ON THE WEST LINE AND PARALLEL WITH THE SOUTH LINE THEREOF, OF THE PART LYING EAST OF THE WEST 877.74 FEET) OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART FALLING WITHIN THE NORTH 120.00 FEET IN WIDTH OF THE EAST 300.0 FEET IN WIDTH) OF SAID SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$ , IN DU PAGE COUNTY, ILLINOIS.

Parcel Number: 03-32-301-007

SECTION 3: That the aforementioned approval is subject to the following terms and conditions:

1. That the variation from Section 154.304 (D) (2) requiring full public improvements within the Grace Street right-of-way shall only relate to the submitted plat of subdivision entitled "Terrace Lakes Subdivision" dated January 30, 2002 and made part of this petition. Any subsequent or further divisions of Lot 3 shall be subject to the full provisions of the Lombard Subdivision and Development Ordinance. Moreover, shall Lot 3 be improved with any new buildings or structures, the Owner of Lot 3 shall be

subject to the full provisions of the Lombard Zoning and Subdivision and Development Ordinances.

2. That a cross-access easement be provided for the use and benefit of the owner of Lot 2 across Lot 1. Said easement shall be included as part of the final plat for the subdivision.

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 4th day of September, 2003.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

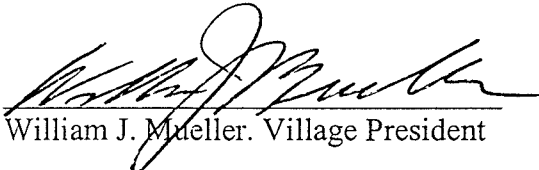
Passed on second reading this 18th day of September, 2003.

Ayes: Trustees DeStephano, Tross, Koenig, Sebby, Florey, Soderstrom

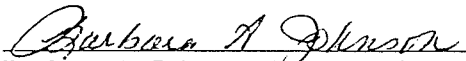
Nays: None

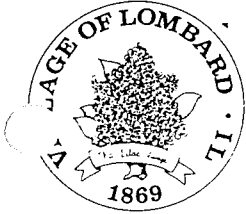
Absent: None

Approved this 18th, day of September, 2003.

  
William J. Mueller, Village President

ATTEST:

  
Barbara A. Johnson, Deputy 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 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 5356

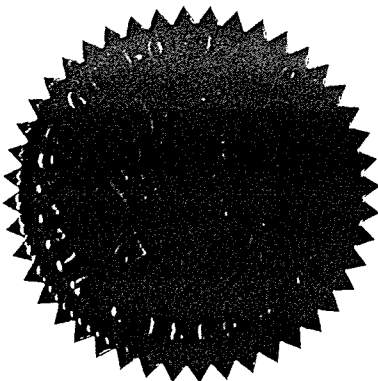
APPROVAL OF A PLAT OF SUBDIVISION WITH VARIATIONS, 240 PROGRESS ROAD/TERRACE LAKES SUBDIVISION

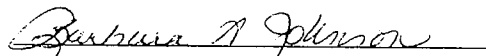
PIN 03-32-301-007

SEE ALSO ORDINANCES 5357, 5358 AND 5359

of the said Village as it appears from the official records of said Village duly passed on September 18, 2003.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 15<sup>th</sup> day of December, 2003.





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