

**ORDINANCE 7259
PAMPHLET**

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



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
Village Clerk

ORDINANCE NO. 7259

AN ORDINANCE GRANTING A VARIATION FROM SECTION 154.304 (D)(3) AND SECTION 154.305 (D)(3)(b) TO ELIMINATE THE REQUISITE SIDEWALK ON THE NORTH SIDE OF HICKORY STREET

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

(See also Ordinance No. 7258)

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, 400, 406, 412, 420, 440 S. Finley Road, the Subject Property, as defined below and pursuant to companion Ordinance No. 7258, which approved a map amendment to the Subject Property, is zoned R2 Single Family Residence District; and,

WHEREAS, an application has been filed requesting approval of a variation from Section 154.304 (D)(3) and Section 154.305 (D)(3)(b) to eliminate the requisite sidewalk on the new north side of Hickory Street; and

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on May 16, 2016 and August 15, 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 petition as 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 follow:

SECTION 1: That the following relief is hereby granted for the Subject Property, as described in Section 2 below:

1. Approve a variation from Section 154.304 (D)(3) and Section 154.305 (D)(3)(b) to eliminate the requisite sidewalk on the north side of Hickory Street.

SECTION 2: That this Ordinance is limited and restricted to the property 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: The relief, as provided for in Section 1 of this Ordinance shall be granted subject to compliance with the following conditions:

1. The petitioner shall develop the site in accordance with the plans submitted as part of this request from Roake and Associates, Inc. and Signature Design Group, based upon the revised date of June 16, 2016, as applicable; and
2. The petitioner shall seek final engineering approval from DuPage County and the Village. Upon such approval, the petitioner shall submit a final plat for Village Board approval and recording.

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

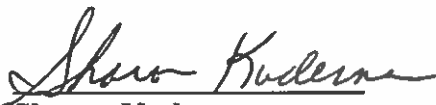
Nays: None

Absent: None

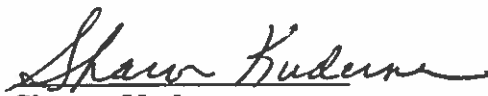
Approved this 18th day of August, 2016.


Keith T. Giagnorio
Village President

ATTEST:


Sharon Kuderna
Village Clerk

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


Sharon Kuderna
Village Clerk