

**FRED BUCHOLZ**  
DUPAGE COUNTY RECORDER  
MAR. 05, 2015 9:12 AM  
OTHER \$33.00 06-28-103-017  
007 PAGES R2015-020960

**ORDINANCE 7037**

**GRANTING AN AMENDMENT TO ORDINANCE NUMBERS  
4497, 6616, AND 6672 GRANTING A CONDITIONAL USE FOR A  
PLANNED DEVELOPMENT**

**PIN(s): 06-28-103-017, 06-28-103-023, 06-29-201-010, 06-29-402-027,  
06-29-402-028, 06-29-402-029, 06-29-413-001, 06-29-413-002, and 06-  
29-413-003 (the "Subject Property")**

**ADDRESS: 2725 Technology Drive (DuPage Medical Group),  
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 7037

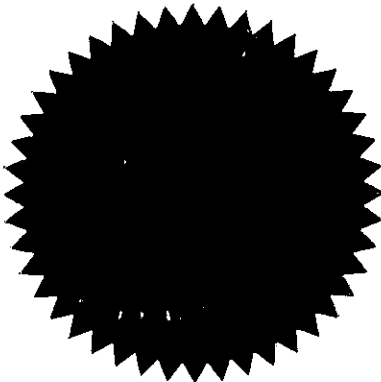
GRANTING AN AMENDMENT TO ORDINANCE NUMBERS 4497, 6616,  
AND 6672 GRANTING A CONDITIONAL USE FOR A PLANNED  
DEVELOPMENT

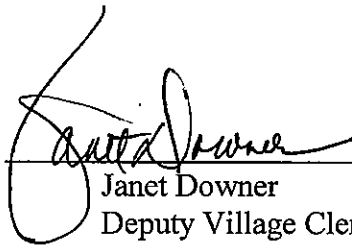
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(the "Subject Property")

ADDRESS: 2725 Technology Drive (DuPage Medical Group),  
Lombard IL 60148

of the said Village as it appears from the official records  
of said Village duly approved this 8th  
day of January, 2015.

**In Witness Whereof**, I have hereunto affixed my official signature and the  
Corporate Seal of said **Village of Lombard**, Du Page County, Illinois  
this 17th day of February, 2015.



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

ORDINANCE 7037

PAMPHLET

GRANTING AN AMENDMENT TO  
ORDINANCE NUMBERS 4497, 6616 AND 6672  
GRANTING CONDITIONAL USE FOR A PLANNED DEVELOPMENT



PUBLISHED IN PAMPHLET FORM THIS 9<sup>TH</sup> DAY OF JANUARY, 2015,  
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,  
DUPAGE COUNTY, ILLINOIS.

*Sharon Kuderna*

Sharon Kuderna  
Village Clerk

**ORDINANCE NO. 7037**

**GRANTING AN AMENDMENT TO ORDINANCE NUMBERS 4497,  
6616, AND 6672 GRANTING A CONDITIONAL USE FOR A  
PLANNED DEVELOPMENT**

(PC 14-40: 2725 Technology Drive (DuPage Medical Group))

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 Subject Property, as described in Section 2 below, is zoned OPD – Office Planned Development; and,

WHEREAS, on June 18, 1998, the Corporate Authorities approved Ordinance Number 4497 which granted approval of a conditional use for a planned development; and,

WHEREAS, on May 5, 2011, the Corporate Authorities approved Ordinance Number 6616, granting an amendment to the conditional use for a planned development; and,

WHEREAS, on February 3, 2012, the Corporate Authorities approved Ordinance Number 6672, granting an amendment to the conditional use for a 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 amendment after a public hearing before the Village's Plan Commission; and,

WHEREAS, the petitioner is requesting a planned development amendment to amend the geographic boundaries of the previously approved planned development; and,

WHEREAS, pursuant to an application to amend Ordinance 4497, 6616, and 6672, proper and legal notice was provided and a public hearing was held before the Village's Plan Commission on December 15, 2014; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the amendment, subject to no conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard approve and adopt the findings and recommendation of the Plan Commission and incorporate such findings and recommendation 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, DUPAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That an amendment to the conditional use approval for the Homestead Village Planned Development, as established by Ordinance Numbers 4497, 6616, and 6672, to allow for a change in the geographic boundaries of the previously existing planned development is hereby granted; subject to no conditions.

SECTION 2: That this Ordinance is limited and restricted to the property located at 2725 Technology Drive, Lombard, Illinois and legally described as follows:

LOTS 1 THROUGH 9 IN HOMESTEAD VILLAGE SUBDIVISION, BEING A SUBDIVISION IN SECTIONS 28 AND 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 1998 AS DOCUMENT R98-179522, IN DUPAGE COUNTY, ILLINOIS.

AND;

PARCEL D

THAT PART OF HERETOFORE DEDICATED TECHNOLOGY DRIVE, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 1998 AS DOCUMENT R98-179522, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID TECHNOLOGY DRIVE WITH THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 1 IN NAI HIFFMAN BUTTERFIELD ROAD SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 2006 AS DOCUMENT NUMBER R2006-134912; THENCE SOUTH 28 DEGREES 48 MINUTES 00 SECONDS EAST ALONG SAID SOUTHEASTERLY EXTENSION, 66.17 FEET TO THE SOUTHERLY LINE OF SAID HERETOFORE DEDICATED TECHNOLOGY DRIVE; THENCE SOUTH 65 DEGREES 20 MINUTES 01 SECONDS WEST ALONG SAID SOUTHERLY LINE OF HERETOFORE DEDICATED TECHNOLOGY DRIVE, 333.09 FEET; THENCE NORTH 24 DEGREES 39 MINUTES 59 SECONDS WEST, 66.00 FEET TO THE NORTHERLY LINE OF SAID HERETOFORE DEDICATED TECHNOLOGY DRIVE; THENCE NORTH 65 DEGREES 20 MINUTES 01 SECONDS EAST ALONG SAID NORTHERLY LINE OF TECHNOLOGY DRIVE, 328.32 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

EXCEPTING THEREFROM;

PARCEL A

PART OF LOT 5 IN HOMESTEAD VILLAGE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTIONS 28 AND 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 1998 AS DOCUMENT R98-179522,

DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 5 WITH THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 1 IN NAI HIFFMAN BUTTERFIELD ROAD SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 2006 AS DOCUMENT NUMBER R2006-134912; THENCE SOUTH 65 DEGREES 20 MINUTES 01 SECONDS WEST ALONG SAID SOUTHERLY LINE OF LOT 5, A DISTANCE OF 328.32 FEET FOR THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 65 DEGREES 20 MINUTES 01 SECONDS WEST ALONG SAID SOUTHERLY LINE OF LOT 5, A DISTANCE OF 116.39 FEET; THENCE NORTH 07 DEGREES 35 MINUTES 09 SECONDS EAST, 22.96 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 57.00 FEET, HAVING A CHORD BEARING OF NORTH 75 DEGREES 53 MINUTES 47 SECONDS EAST, 135.92 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number(s): 06-28-103-017, 06-28-103-023, 06-29-201-010, 06-29-402-027, 06-29-402-028, 06-29-402-029, 06-29-413-001, 06-29-413-002, and 06-29-413-003 (the "Subject Property").

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 \_\_\_\_\_, 2015.

First reading waived by action of the Board of Trustees this 8<sup>th</sup> day of January, 2015.

Passed on second reading this 8<sup>th</sup> day of January, 2015.

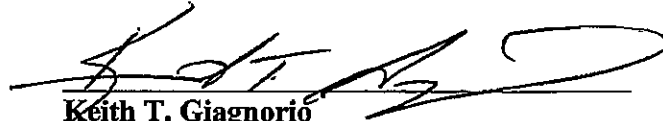
Ayes: Trustee Whittington, Fugiel, Foltyniewicz, Fitzpatrick and Ware

Nays: None

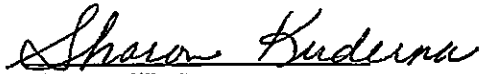
Absent: None

Ordinance No. 7037  
Re: PC 14-40  
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Approved this 8<sup>th</sup> day of January, 2015.

  
**Keith T. Giagnorio**  
**Village President**

ATTEST:

  
**Sharon Kuderna**  
**Village Clerk**

Published by me in pamphlet form on this 9<sup>th</sup> day of January, 2015.

  
**Sharon Kuderna**  
**Village Clerk**