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KATHLEEN V. CARRIER, RECORDER  
DUPAGE COUNTY ILLINOIS  
03/04/2021 08:29 AM

DOCUMENT # R2021-034435

## **ORDINANCE 7915**

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

**PIN(s): 06-08-306-001, 06-08-306-003, 06-08-306-047**

**ADDRESS: 401-425 S. Main Street, Lombard, IL**

**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 7915

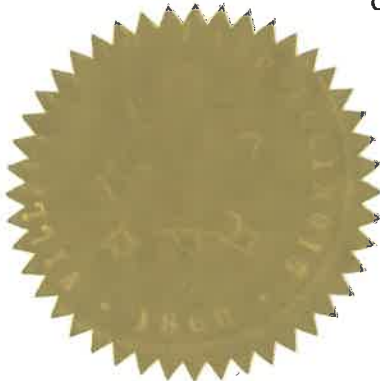
AN ORDINANCE APPROVING A MAP AMENDMENT  
(REZONING) TO THE LOMBARD ZONING ORDINANCE  
TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD.

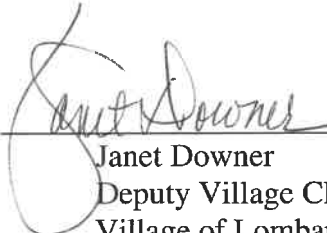
PIN(s) : 06-08-306-001, 06-08-306-003, 06-08-306-047

ADDRESS: 401-425 S. Main Street , Lombard, IL

of the said Village as it appears from the official records  
of said Village duly approved this 21<sup>st</sup>  
day of January , 2021.

**In Witness Whereof**, I have hereunto affixed my official signature and the Corporate  
Seal of said **Village of Lombard**, Du Page County, Illinois this 19<sup>th</sup>  
day of February, 2021.



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

**ORDINANCE 7915  
PAMPHLET**

**PC 20-29: 401-425 S. MAIN STREET, HELEN PLUM LIBRARY  
AN ORDINANCE APPROVING A MAP AMENDMENT (REZONING) TO THE  
LOMBARD ZONING ORDINANCE TITLE 15, CHAPTER 155  
OF THE CODE OF LOMBARD, ILLINOIS**



**PUBLISHED IN PAMPHLET FORM THIS 22<sup>ND</sup> DAY OF JANUARY 2021, BY ORDER  
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE  
COUNTY, ILLINOIS.**

*Sharon Kuderna*

**Sharon Kuderna  
Village Clerk**

**ORDINANCE NO. 7915**

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

**(PC 20-29: 401-425 S. Main Street, Helen Plum Public Library)**

(See also Ordinance No.(s) 7916, 7917)

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 401-425 S. Main Street, and described in Section 2 hereto, from B3 Community 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 21, 2020, 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 401-425 S. Main Street, Lombard, Illinois, and legally described as follows:

**PARCEL 1**

LOT 1 IN BLOCK 9 IN DUPAGE HIGHLANDS, BEING A SUBDIVISION OF THAT LOT 1 IN WILLARD HART'S RESUBDIVISION OF PART OF LOT 5 IN THE PLAT OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,

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Re: PC 20-29

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ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED DECEMBER 5, 1960 AS DOCUMENT 989424, IN DUPAGE COUNTY, ILLINOIS.

**PARCEL 2**

THE NORTH 15 FEET OF THE SOUTH 50 FEET OF LOT 2 OF WILLARD HART'S RESUBDIVISION OF THAT PART OF LOT 5 IN THE PLAT OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTH LINE OF THE MORNINGSIDE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUN 1, 1908 AS DOCUMENT 93664, IN DU PAGE COUNTY, ILLINOIS, LESS THE PARCEL PREVIOUSLY DEEDED OUT AND KNOWN AS THE NORTH 15 FEET OF THE SOUTH 50 FEET OF LOT 2 (EXCEPT THE WEST 230 FEET, AS MEASURED ON THE MOST SOUTHERLY NORTH LINE OF SAID LOT 2 AND ALSO EXCEPT THE SOUTH 35 FEET) IN WILLARD HART'S RESUBDIVISION OF THAT PART OF LOT 5 IN THE PLAT OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF MORNINGSIDE SUBDIVISION, ACCORDING TO THE PLAT OF SAID WILLIAM HART'S RESUBDIVISION RECORDED DECEMBER 5, 1960 AS DOCUMENT 989424 IN DUPAGE COUNTY, ILLINOIS.

**PARCEL 3**

THE SOUTH 35 FEET OF LOT 2 IN WILLARD HART'S RESUBDIVISION OF PART OF THAT PART OF LOT 5 IN THE PLAT OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE MORNINGSIDE SUBDIVISION IN DUPAGE COUNTY, ILLINOIS.

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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 7<sup>th</sup> day of January, 2021.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2021.

Passed on second reading this 21<sup>st</sup> day of January, 2021, pursuant to a roll call vote as follows:

Ayes: Trustee Whittington, Puccio, Foltyniewicz, Honig, Militello and Ware

Nays: None

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Absent: None

Approved by me this 21<sup>st</sup> day of January, 2021.

  
Keith T. Giagnorio, Village President

ATTEST:

  
Sharon Kuderna, Village Clerk

Published by me in pamphlet form this 22<sup>nd</sup> day of January, 2021.

  
Sharon Kuderna, Village Clerk