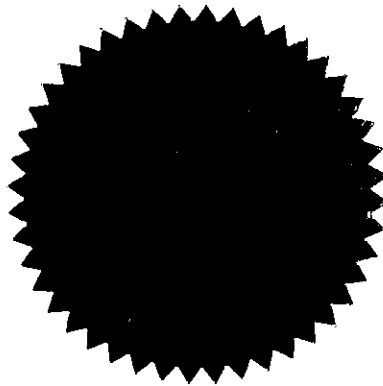


ORDINANCE 4876

PAMPHLET

FRONT OF PAMPHLET

AN ORDINANCE AUTHORIZING AN AMENDMENT TO ORDINANCE 4633, ADOPTED  
JUNE 15, 2000, RELATIVE TO THE CONDITIONAL USE FOR THE HIGHLANDS OF  
LOMBARD PLANNED DEVELOPMENT



PUBLISHED IN PAMPHLET FORM THIS 9<sup>TH</sup> DAY OF OCTOBER, 2000,  
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,  
DUPAGE COUNTY, ILLINOIS.

*Lorraine G. Gerhardt*  
Lorraine G. Gerhardt  
Village Clerk

AN ORDINANCE AUTHORIZING AN AMENDMENT  
TO ORDINANCE 4833, ADOPTED JUNE 15, 2000,  
RELATIVE TO THE CONDITIONAL USE FOR  
THE HIGHLANDS OF LOMBARD PLANNED DEVELOPMENT

(PC 00-42: Highlands of Lombard)

(See also Ordinance No.(s) 4833, 4834 and 4877)

WHEREAS, LASALLE BANK, N.A., not individually but as successor trustee under a Trust Agreement dated October 16, 1984 and known as Trust No. 109023 and EDWARD F. HEIL, sole beneficiary of said Trust (hereinafter collectively referred to as "Owner") and MID-AMERICA REAL ESTATE CORPORATION, an Illinois Corporation, (hereinafter referred to as "the Developer"); have petitioned the Village for an amendment to Ordinance Number 4633, adopted June 15, 2000 (hereinafter the "Conditional Use Ordinance"); said Conditional Use Ordinance providing for a planned development relative to the property described in Section 2 below (hereinafter the "Property"); and

WHEREAS, said petition of the Owner and Developer requests an amendment to Ordinance Number 4833 so as to delete the requirement that the owner and developer for the developer to provide an easement for a sidewalk extension as well as fund the cost associated with the construction of said sidewalk extension, between Main Street and the property described in Section 3 below (hereinafter the "B3 Property"); and

WHEREAS, a public hearing was held by the Village's Plan Commission on September 18, 2000, pursuant to appropriate and legal notice, for the purpose of considering the petition of the Owner and Developer and the Plan Commission has submitted to the Corporate Authorities of the Village its findings and recommendations with respect to said petition; said recommendation being to grant the relief being sought by the Owner and Developer; 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 Ordinance 4833, adopted June 15, 2000, is hereby amended to delete the requirement that the Owner and Developer provide an easement for a sidewalk extension, and fund the cost associated with the construction of said sidewalk extension between Main Street and the B3 property.

SECTION 2: This Ordinance is limited and restricted to the property generally located at the northwest corner of Butterfield and Highland Avenue, Lombard, Illinois and legally described as follows:

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH RANGE 11, EAST OF THE OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER: THENCE SOUTH 02 DEGREES, 24 MINUTES, 55 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER 720.24 FEET TO THE POINT OF BEGINNING; CONTINUING THENCE SOUTH 02 DEGREES, 24 MINUTES, 55 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER 1788.66 FEET TO A POINT OF INTERSECTION WITH THE NORTHWEST LINE OF BUTTERFIELD ROAD [ROUTE 56]; THENCE NORTH 80 DEGREES, 33 MINUTES, 53 SECONDS EAST ALONG SAID NORTHWEST LINE OF BUTTERFIELD ROAD 299.29 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG THE CURVE TO THE LEFT TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 9191.29 FEET FOR AN ARC DISTANCE OF 1008.16 FEET, SAID CURVE HAVING A CHORD LENGTH OF 1007.65 FEET BEARING NORTH 77 DEGREES, 25 MINUTES, 21 SECONDS EAST TO ITS INTERSECTION WITH THE WEST LINE OF HIGHLAND AVENUE, AS SAID HIGHLAND AVENUE WAS DEDICATED BY DOCUMENT NO. 342659; THENCE NORTH 02 DEGREES, 26 MINUTES, 58 SECONDS WEST ALONG THE WEST LINE OF HIGHLAND AVENUE 1611.60 FEET TO A POINT ON SAID WEST LINE OF HIGHLAND AVENUE, SAID POINT BEING 676.06 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF HIGHLAND GREEN SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTH 87 DEGREES, 53 MINUTES, 28 SECONDS WEST ALONG A SOUTHWESTLY LINE OF SAID HIGHLAND GREEN SUBDIVISION 598.43 FEET; THENCE NORTH 47 DEGREES, 06 MINUTES, 32 SECONDS WEST ALONG A SOUTHWESTLY LINE OF SAID HIGHLAND GREEN SUBDIVISION 67.66 FEET; THENCE SOUTH 87 DEGREES, 53 MINUTES, 28 SECONDS WEST ALONG A SOUTHWESTLY LINE OF SAID HIGHLAND GREEN SUBDIVISION 250.00 FEET; THENCE SOUTH 42 DEGREES, 53 MINUTES, 28 SECONDS WEST ALONG A SOUTHWESTLY LINE OF SAID HIGHLAND GREEN SUBDIVISION 130.16 FEET; THENCE SOUTH 87 DEGREES, 53 MINUTES, 28 SECONDS WEST ALONG A SOUTHWESTLY LINE OF SAID HIGHLAND GREEN SUBDIVISION 300.18 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Said Parcel of Land Herein Described Contains 51.36 Acres, More or Less

P.L.N. 06-29-300-004

SECTION 3: The B3 Property is generally located at the northwest corner of Butterfield and Highland Avenue, Lombard, Illinois and legally described as follows:

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH RANGE 11, EAST OF THE OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 02 DEGREES, 24 MINUTES, 55 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER 995.24 FEET TO THE POINT OF BEGINNING; CONTINUING THENCE SOUTH 02 DEGREES, 24 MINUTES, 55 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER 1513.66 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF BUTTERFIELD ROAD [ROUTE 56]; THENCE NORTH 80 DEGREES, 33 MINUTES, 53 SECONDS EAST ALONG SAID NORTHERLY LINE OF BUTTERFIELD ROAD 299-29 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG THE CURVE TO THE LEFT TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 9191.29 FEET FOR AN ARC DISTANCE OF 1008.16 FEET, SAID CURVE HAVING A CHORD LENGTH OF 1007.65 FEET BEARING NORTH 77 DEGREES, 25 MINUTES, 21 SECONDS EAST TO ITS INTERSECTION WITH THE WEST LINE OF HIGHLAND AVENUE, AS SAID HIGHLAND AVENUE WAS DEDICATED BY DOCUMENT NO. 342659; THENCE NORTH 02 DEGREES, 26 MINUTES, 58 SECONDS WEST ALONG THE WEST LINE OF SAID HIGHLAND AVENUE 803.59 FEET; THENCE SOUTH 87 DEGREES, 33 MINUTES, 02 SECONDS WEST 149.49 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 255.00 FEET FOR AN ARC DISTANCE OF 199.52 FEET, SAID CURVE HAVING A CHORD LENGTH OF 194.47 FEET BEARING SOUTH 65 DEGREES 08 MINUTES 06 SECONDS WEST TO A POINT OF REVERSE CURVE; THENCE SOUTHWESTERLY ALONG ARC OF SAID CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 170.00 FEET FOR AN ARC DISTANCE OF 146.29 FEET, SAID CURVE HAVING A CHORD LENGTH OF 141.82 FEET BEARING SOUTH 67 DEGREES 22 MINUTES 19 SECONDS EAST TO A POINT OF TANGENCY; THENCE NORTH 87 DEGREES, 58 MINUTES, 32 SECONDS WEST 209.95 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 120.00 FEET FOR AN ARC DISTANCE OF

179.30 FEET, SAID CURVE HAVING A CHORD LENGTH OF 163.08 FEET  
BEARING NORTH 45 DEGREES 10 MINUTES 11 SECONDS WEST TO A POINT  
OF TANGENCY; THENCE NORTH 02 DEGREES 21 MINUTES 50 SECONDS  
WEST A DISTANCE OF 482.60 FEET; THENCE SOUTH 87 DEGREES 38  
MINUTES 10 SECONDS WEST 507.29 FEET TO THE POINT OF BEGINNING, ALL  
IN DUPAGE COUNTY, ILLINOIS.

Said Parcel of Land Herein Described Contains 31.93 Acres, More or Less

A portion of P.I.N. 06-29-300-004

SECTION 4: That all other portions of Ordinance Number 4633, adopted June 15, 2000, and not amended by this Ordinance, shall remain in full force and effect.

SECTION 5: This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

First reading waived by action of the Board of Trustees this 5th day of October \_\_\_\_\_, 2000.

Passed on second reading this 5th day of October \_\_\_\_\_, 2000.

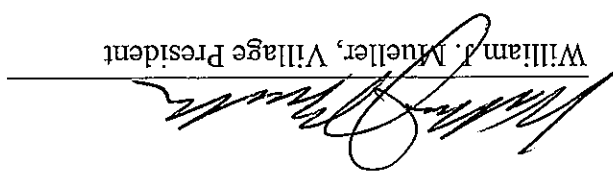
Ayes: \_\_\_\_\_  
Trustees Borgatell, Tross, Schaffer, Sebby, Florey, Kuftrin, Jr.

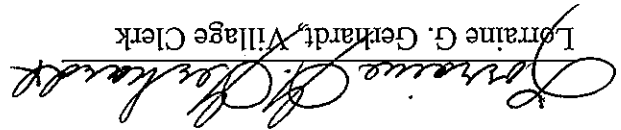
Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this 5th day of October \_\_\_\_\_, 2000.

William J. Mueller, Village President



  
Lorraine G. Gerhardt, Village Clerk

ATTEST:

Ordinance No. 4876  
Re: PC 00-42  
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