



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

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ORDINANCE 7392

**GRANTING A TIME EXTENSION TO ORDINANCE 7259
GRANTING APPROVAL OF A VARIANCE FROM SECTION
155.304(D)(3) AND SECTION 154.305(D)(3)(B) OF THE
LOMBARD ZONING ORDINANCE**

**PIN(s): 06-07-303-002 THROUGH -005, AND -027 (THE
SUBJECT PROPERTY)**

**ADDRESS: Pulte Homes 400, 406, 412, 420, 440 S. Finley Road,
Lombard, IL 60148**

Prepared by and Return To:

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

**ORDINANCE 7392
PAMPHLET**

**PC 16-08A: 400, 406, 412, 420 & 440 S. FINLEY ROAD
SINGLE FAMILY SUBDIVISION – TIME EXTENSION REQUEST**



**PUBLISHED IN PAMPHLET FORM THIS 21st DAY OF JULY, 2017, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.**

A handwritten signature in blue ink that reads "Sharon Kuderna". The signature is written in a cursive style.

**Sharon Kuderna
Village Clerk**

ORDINANCE NO. 7392

AN ORDINANCE GRANTING A TIME EXTENSION TO ORDINANCE 7259 GRANTING APPROVAL OF A VARIANCE FROM SECTION 155.304 (D)(3) AND SECTION 154.305 (D)(3)(B) OF THE LOMBARD ZONING ORDINANCE

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

WHEREAS, on August 18, 2016, the President and Board of Trustees of the Village of Lombard adopted Ordinance 7259 which granted approval of a variance from Section 155.304 (D)(3) and Section 154.305 (D)(3)(b) of the Lombard Zoning Ordinance to eliminate the requisite sidewalk on the north side of Hickory Street; and,

WHEREAS, pursuant to Section 155.103(F) of the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois, a conditional use shall become null and void unless work thereon is substantially underway within twelve (12) months from the date of issuance, unless further action is taken by the Village Board; and,

WHEREAS, construction has not commenced and no building permit has been issued for the development granted by Ordinance 7259; and

WHEREAS, the Village has received a letter from the owner requesting a time extension of said Ordinance; and,

WHEREAS, the President and Board of Trustees have determined that it is in the best interests of the Village of Lombard to grant said extension.

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: Ordinance 7259 is hereby further amended and extended and shall be null and void unless a building permit is obtained and the project is substantially underway within twelve (12) months of the expiration date of this Ordinance (i.e., August 18, 2018).

SECTION 2: That all other provisions associated with Ordinance 7259 not amended by this Ordinance shall remain in full force and effect.

SECTION 3: That this Ordinance is limited and restricted to the properties located at 400, 406, 412, 420, and 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 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 ____, 2017.

First reading waived by action of the Board of Trustees this 20th day of July, 2017.

Passed on second reading this 20th day of July, 2017.

Ayes: Trustee Whittington, Fugiel, Foltyniewicz, Johnston, Pike and Ware

Nays: None

Absent: None

Approved this 20th day of July, 2017.



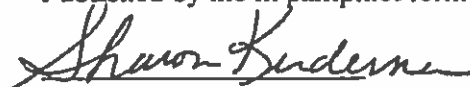
Keith T. Giagnorio
Village President

ATTEST:

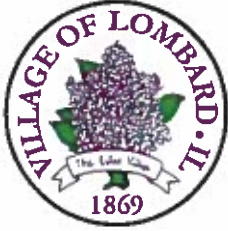


Sharon Kuderna
Village Clerk

Published by me in pamphlet form on this 21st day of July, 2017.



Sharon Kuderna
Village Clerk



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**ADDRESS: Pulte Homes 400, 406, 412, 420, 440 S. Finley Road,
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 true and correct copy of
ORDINANCE NO. 7392

GRANTING A TIME EXTENSION TO ORDINANCE
7259 GRANTING APPROVAL OF A VARIANCE
FROM SECTION 155.304(D)(3) AND
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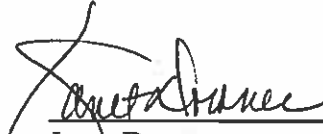
PINS: 06-07-303-002 THROUGH -005, AND -027 (THE SUBJECT
PROPERTY)

ADDRESSES: 400, 406, 412, 420 AND 440 S. FINLEY
ROAD, LOMBARD IL 60148

of the said Village as it appears from the official records of said Village duly approved this
20th day of July, 2017.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 15th of August, 2017.





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