

**ORDINANCE NO. 6388**

**AN ORDINANCE APPROVING A MAJOR PLAT OF RESUBDIVISION FOR THE PROPERTIES AT 701 E. 22<sup>ND</sup> STREET AND 747 E. 22<sup>ND</sup> STREET, LOMBARD, ILL.**

PC 09-24: 701 E. 22<sup>nd</sup> Street and 747 E 22<sup>nd</sup> Street

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, in 1975, the President and Board of Trustees adopted Ordinance 1915A, which has since been amended from time to time, approving a planned development and other zoning relief for the property commonly known as 701 E. 22<sup>nd</sup> Street, Lombard ("701 E. 22<sup>nd</sup> Street"), and 747 E. 22<sup>nd</sup> Street, Lombard, Illinois, ("747 E. 22<sup>nd</sup> Street") (collectively the "Property") legally described, as follows:

THAT PART OF THE NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT SITUATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. R66-5885, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 29: THENCE S. 89° 57' 16" W. ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 70.0 FEET TO THE PLACE OF BEGINNING: THENCE S. 0° 09' 06" E. ALONG THE EAST LINE OF SAID NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT BEING DESCRIBED AS PARALLEL WITH AND 70.00 FEET WEST OF THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 736.60 FEET TO AN ANGLE POINT: THENCE S. 11° 41' 16" W. ALONG SAID EAST LINE OF THE NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT, A DISTANCE OF 69.66 FEET: THENCE S. 89° 57' 16" W. ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 965.70 FEET TO A POINT ON A CURVE: THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 767.39 FEET AND A CHORD BEARING N. 6° 42' 19" E., A DISTANCE OF 103.24 FEET TO A POINT OF REVERSE CURVATURE: THENCE NORTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1661.83 FEET, A DISTANCE OF 70.47 FEET: THENCE N. 84° 10' 59" W., A DISTANCE OF 283.33 FEET TO A POINT ON THE WEST LINE OF SAID NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT: THENCE N.

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 the Plan Commission has made its report of findings and recommendations, and such are adopted by reference as findings of this Board of Trustees as fully as if completely set forth at length herein. All exhibits submitted at the aforesaid public hearing are also incorporated herein by reference.

SECTION 2: The Major Plat of Subdivision, attached hereto as Exhibit A, is approved with a variation from Section 154.506(G) of the Village of Lombard Subdivision and Development Ordinance.

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 3<sup>rd</sup> day of September, 2009.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

Passed on second reading this 17<sup>th</sup> day of September, 2009.

Ayes: Trustees Tross, Wilson, Moreau, Fitzpatrick and Ware

Nays: None

Absent: Trustee Gron

Approved this 17<sup>th</sup>, day of September, 2009.

  
William J. Mueller, Village President

ATTEST:

  
Brigitte O'Brien, Village Clerk

5° 49' 01" E. ALONG SAID WEST LINE OF THE NORTHERN BAPTIST THEOLOGICAL SEMINARY ASSESSMENT PLAT, A DISTANCE OF 606.30 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29: THENCE N. 89° 57' 16" E. ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1181.25 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.  
; and

WHEREAS, the Property was since divided into two (2) parcels by an assessment plat, and is legally described, as follows:

PARCEL 1 IN MIDCON ASSESSMENT PLAT, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 1983 AS DOCUMENT R83-34520, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 747 E 22<sup>nd</sup> Street, Lombard, Illinois  
PIN: 06-29-200-040

PARCEL 2 IN MIDCON ASSESSMENT PLAT, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 1983 AS DOCUMENT R83-34520, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 701 E 22<sup>nd</sup> Street, Lombard, Illinois  
PIN: 06-29-200-039; and

WHEREAS, the President and Board of Trustees has repealed Ordinance 1915A, as amended, on \_\_\_\_\_, 2009; and

WHEREAS, ownership of 701 E. 22<sup>nd</sup> Street and 747 E. 22<sup>nd</sup> Street now exists in two (2) separate owners, who have filed applications, requesting approval of a Major Plat of Resubdivision for the Property with a variation from Section 154.506(G) of the Village of Lombard Subdivision and Development Ordinance requiring lot lines to be approximately at right angles or radial to the adjacent street, and certain other zoning relief; and

WHEREAS, a public hearing on such applications has been conducted by the Village of Lombard Plan Commission on August 17, 2009 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 Major Plat of Resubdivision.