

# UNOFFICIAL COPY

VILLAGE OF LEMONT  
418 Main Street  
Lemont, IL 60439

93647715

VILLAGE OF LEMONT

ORDINANCE NO. 783

AN ORDINANCE AMENDING THE ZONING MAP OF THE VILLAGE OF LEMONT  
FOR A DEVELOPMENT TO BE KNOWN AS "CHESTNUT CROSSING"

ADOPTED BY THE  
PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF LEMONT

93647715

This 26 day of April, 1993.

DEPT-01 RECORDING \$29.50  
T#5555 TRAN 8815 08/17/93 10:10:00  
#1225 \*93-647715  
COOK COUNTY RECORDER

Published in pamphlet form by  
authority of the President and  
Board of Trustees of the Village  
of Lemont, Cook, DuPage, and Will  
Counties, Illinois this 26  
day of April, 1993.

2950  
BMR

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THOMAS ROSSALIV  
418 Main Street  
Lemont, IL 60433

Property of Cook County Clerk's Office

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ORDINANCE NO. 783

## AN ORDINANCE AMENDING THE ZONING MAP OF THE VILLAGE OF LEMONT FOR A DEVELOPMENT TO BE KNOWN AS CHESTNUT CROSSING

WHEREAS, First National Bank of Lockport, as Trustee under Trust No. 72-19740, dated February 10, 1987, and Trust No. 72-18900, dated April 20, 1985, is the Owner of a 29.1-acre parcel, hereinafter referred to as "the subject property", located south of 127th Street and north of the intersection of Archer Avenue and 131st Street in Lemont, Illinois and legally described as follows:

### PARCEL 1

WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2

THE WEST 1/2 OF THE PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33 LYING NORTH OF THE CENTER LINE OF ARCHER AVENUE IN SECTION 33, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

and;

WHEREAS, Philip J. Cullen, dba Preferred Real Estate Service, Inc., hereinafter referred to as "the Petitioner", has been duly authorized by the Owner to file an application for a zoning map amendment and subdivision of the subject property; and

WHEREAS, the Petitioner made application under the provisions of the Lemont Zoning Ordinance of 1980 (No. 426), as amended, for an amendment to the Lemont Zoning Map ; and

WHEREAS, it is the Petitioner's intent to subdivide the subject property and develop it in accordance with a preliminary plat of subdivision, to be known as **CHESTNUT CROSSING**, as reviewed by the Plan Commission and approved by the Village of Lemont; and

WHEREAS, the Plan Commission of the Village of Lemont, Illinois conducted Public Hearings on March 2, 1993 and April 6, 1993 on the petitioner's request for a zoning map amendment; and

WHEREAS, notice of the aforesaid Public Hearings was made in the manner provided by law and was published in the Lemont Metropolitan, a newspaper of general circulation within the Village; and

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**WHEREAS**, the proposed zoning districts are generally consistent with the Village Comprehensive Plan; and

**WHEREAS**, the Lemont Plan Commission has recommended the amendment of the Lemont Zoning Map from R-1 Single-family Residence District to R-4 Single-family Residence District, R-5 Single-family Attached Residence District, and B-3 Commercial District; and

**WHEREAS**, the President and Board of Trustees of the Village have determined that the best interests of the Village will be served by the adoption of the Plan Commission recommendations specified below regarding the subject property; and

**WHEREAS**, the President and Board of Trustees of the Village approve the amendment of the Lemont Zoning Map for the subject property pursuant to Ill.Rev.Stat.Ch.24, 11-13-14.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, DuPAGE, AND WILL, ILLINOIS:**

**SECTION 1: R-4 Single-family Residence District.** The Lemont Zoning Map is hereby amended from R-1 Single-family Residence District to R-4 Single-family Residence District on the property legally described as follows:

THE WEST 1/2 OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 33 LYING NORTH OF THE CENTER LINE OF ARCHER ROAD IN SECTION 33, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS AND THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33 TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE NORTH 585.47 FEET.

**SECTION 2: R-5 Single-family Attached Residence District.** The Lemont Zoning Map is hereby amended from R-1 Single-family Residence District to R-5 Single-family Attached Residence District on the property legally described as follows:

THE SOUTH 335.47 FEET OF THE NORTH 685.47 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33 TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

**SECTION 3: B-3 Commercial District.** The Lemont Zoning Map is hereby amended from R-1 Single-family Residence District to B-3 Commercial District on the property legally described as follows:

THE NORTH 350 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33 TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL AND PUBLICATION IN A MANNER PROVIDED BY LAW.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, DUPAGE AND WILL, ILLINOIS, ON THIS 26 DAY OF April, 1993.

	<u>AYES</u>	<u>NAYS</u>	<u>PASSED</u>	<u>ABSENT</u>
Richard Kwasneski	✓			✓
Kenneth Bromberek	✓			
Barbara Buschman				✓
William Margalus				
Ralph Schobert	✓			
Bert Ercoli				

Charlene Smollen  
CHARLENE SMOLLEN, Village Clerk

Approved by me this 26 day of April, 1993.

Joseph S. Forzley  
JOSEPH S. FORZLEY, Village President

Attest:

Charlene Smollen  
CHARLENE SMOLLEN, Village Clerk

FIRST NATIONAL BANK OF LOCKPORT  
TRUST NO. 72-19740

By: Philip J. Cullen  
Its: Agent

Philip J. Cullen, Duly Authorized  
Agent for Combined Management, Inc.,  
Beneficiary

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FIRST NATIONAL BANK OF LOCKPORT  
TRUST NO. 72-18900

By: Philip J. Cullen  
Its: Agent

Philip J. Cullen, Duly Authorized  
Agent for Combined Management, Inc.,  
Beneficiary

Please return document to:

Village Clerk  
Village of Lemont  
418 Main Street  
Lemont, Illinois 60439

22-33-100-002  
22-33-102-001

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