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KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
04/18/2022 11:28 AM

DOCUMENT # R2022-038868

ORDINANCE 8043

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ANNEXING AGREEMENT

**PIN(s): : 06-20-301-017, 06-20-301-019, 06-20-301-072,
06-20-301-073, 06-20-302-005**

ADDRESS: 14, 101, 104 and 112 E. 20th Street, Lombard, IL

**Prepared by and Return To:
(Village of Lombard)
255 E. Wilson Avenue)
Lombard, IL 60148**



I, **Sheila York**, 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 8043


BOT 22-01-14, 101, 104, and 112 E. 20th Street, Norbury Crossings Subdivision, Annexation Agreement

PINS: 06-20-301-073, 06-20-302-005, 06-20-301-017, 06-20-301-019, 06-20-301-072
 ADDRESS: 14, 101, 104, and 112 E. 20th Street, Lombard, IL

of the said Village as it appears from the official records of said Village duly approved this 7th day of April, 2022.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, DuPage County, Illinois this 13th of April, 2022.

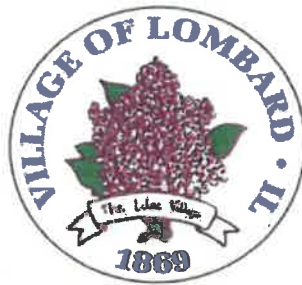




 Sheila York
 Deputy Village Clerk
 Village of Lombard
 DuPage County, Illinois

**ORDINANCE 8043
PAMPHLET**

**BOT 22-01:14, 101, 104 AND 112 E. 20TH STREET
NORBURY CROSSINGS SUBDIVISION, ANNEXATION AGREEMENT**



**PUBLISHED IN PAMPHLET FORM THIS 8TH DAY OF APRIL, 2022, BY ORDER OF
THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.**

Elizabeth Brezinski

**Elizabeth Brezinski
Village Clerk**

ORDINANCE NO. 8043

**AN ORDINANCE AUTHORIZING THE
EXECUTION OF AN ANNEXATION AGREEMENT**

(BOT 22-01: 14, 101, 104 and 112 E. 20th Street)

(See also Ordinance No. (s) 8044, 8045, 8046)

WHEREAS, it is in the best interest of the Village of Lombard, DuPage County, Illinois that a certain Annexation Agreement (hereinafter the "Agreement") pertaining to the property located at 14, 101, 104 and 112 E. 20th Street, Lombard, Illinois to be entered into; and,

WHEREAS, the Agreement has been drafted and a copy is attached hereto and incorporated herein as Exhibit "A"; and,

WHEREAS, the developer and the legal owners of the lots of record, which are the subject of said Agreement, are ready, willing and able to enter into said Agreement and to perform the obligations as required thereunder; and,

WHEREAS, the statutory procedures provided in Chapter 65 ILCS 5/11-15.1-1 through 5/11-15.1-5, as amended, for the execution of said Agreement have been complied with; a hearing on said Agreement having been held, pursuant to proper notice, by the President and Board of Trustees on March 3, 2022.

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 Village President and Village Clerk be and hererby are authorized to sign and attest to the Agreement attached hereto and marked Exhibit "A", by and between the Village of Lombard; and,

SECTION 2: This ordinance is limited and restricted to the property generally located at 14, 101, 104 and 112 E. 20th Street, Lombard, Illinois, and legally described as follows:

PARCEL 1

TRACT 26 AND THE NORTH 311.50 FEET (AS MEASURED ALONG THE EAST AND WEST LINES THEREOF) OF TRACT 25 IN FRED'K H. BARTLETT'S HILLSDALE FARMS, BEING A SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 20 AND THE EAST 50 FEET OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1941 AS DOCUMENT 422592, IN DUPAGE COUNTY, ILLINOIS.

Ordinance No. 8043

Re: BOT 19-01

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PARCEL 2

TRACT 24 AND TRACT 25 EXCEPT THE NORTH 311.50 FEET (AS MEASURED ALONG THE EAST AND WEST LINES THEREOF) OF TRACT 25 IN FRED'K H. BARLETT'S HILLSDALE FARMS, BEING A SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 20 AND THE EAST 50 FEET OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1941 AS DOCUMENT 422592, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3

ALSO THE NORTH ½ OF TRACT 19 IN FREDERICK H. BARTLETT'S FARMS, A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20 AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1941 AS DOCUMENT 422592, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number(s): 06-20-301-017, 06-20-301-019, 06-20-301-072, 06-20-301-073, 06-20-302-005

SECTION 3: 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 17th day of March, 2022.

First reading waived by action of the Board of Trustees this _____ day of _____, 2022.

Passed on second reading this 7th day of April, 2022, pursuant to a roll call vote as follows:

Ayes: Village President Giagnorio, Trustee LaVaque, Puccio, Dudek, Honig, Militello, and Bachner

Nays: None.


Absent: None.

Ordinance No. 8043
Re: BOT 19-01
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Approved by me this 7th day of April, 2022.


Keith T. Giagnorio, Village President

ATTEST:


Elizabeth Brezinski, Village Clerk

Published in pamphlet from this 8th day of April, 2022.


Elizabeth Brezinski, Village Clerk

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Keith Giagnorio, personally known to me to be the President of the Village of Lombard, and Elizabeth Brezinski, personally known to me to be the Village Clerk of said municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 7th day of April, 2022.

Commission expires October 7, 2025



Notary Public



STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify that Robert H. Mueller being the President of United Home Builders, Inc., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President of United Home Builders, Inc., they signed and delivered the said instrument as President of United Homebuilders, Inc., and Owner of the Subject Properties.

Given under my hand and seal this 5TH day of APRIL, 2022.




Notary Public

Space above reserved for Recorder's use

**ANNEXATION AGREEMENT DATED April 7, 2022
FOR THE
NORBURY CROSSINGS SUBDIVISION, LOMBARD, IL.**

Parcel Nos.: 06-20-301-017, 06-20-301-019, 06-20-301-072, 06-20-301-073, 06-20-302-005

Common Addresses: 14, 101, 104 and 112 E. 20th Street, Lombard, Illinois

AFTER RECORDING RETURN TO:

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

NORBURY CROSSINGS SUBDIVISION ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT (the "Agreement") is made and entered into this _____ day of _____ 2022, by and between the **VILLAGE OF LOMBARD**, a municipal corporation (the "Village") and; Robert H. Mueller, President of United Home Builders, Inc. (collectively the "Owner"). The Village and the Owner are hereinafter sometimes referred to herein individually as a "Party," and collectively as the "Parties".

WITNESSETH:

WHEREAS, the Owner is the legal owner of record of the Properties legally described in **EXHIBIT A**, attached hereto and made a part hereof (the "Subject Properties"); and

WHEREAS, Owner proposes to develop the Subject Properties; and

WHEREAS, the Subject Properties are adjacent to and contiguous to the existing corporate boundaries of the Village; and

WHEREAS, the Village desires to annex the Subject Properties and the Owner desires to have the Subject Properties annexed to the Village, and each of the Parties desire to obtain assurances from the other Party as to certain provisions of the zoning and other ordinances of the Village for the Subject Properties when the Subject Properties has been annexed, and to other matters covered by this Agreement for a period of twenty (20) years from and after the execution of this Agreement; and

WHEREAS, the Subject Properties are an approximate 6.63-acre parcel of land and there are zero (0) electors residing thereon; and

WHEREAS, all owners of record of, and at least fifty-one percent (51%) of the electors residing on the Subject Properties have signed a petition for annexation of the Subject Properties to the Village, (the "Annexation Petition"); and

WHEREAS, an application has heretofore been filed with the Village Clerk for zoning of the Subject Properties as set forth herein; and

WHEREAS, said application was forwarded to the Plan Commission of the Village; and

WHEREAS, a public hearing was held on January 24, 2022, for the purpose of considering, upon the annexation of the Subject Properties, a rezoning from the R-0 Single Family Residence District to the R-2 Single-Family Residence District under Chapter 155 of the Lombard Village Code, (the "Zoning Ordinance") and a conditional use for a planned development and companion variances and deviations as set forth herein, for the Subject Properties legally described in **EXHIBIT A** attached hereto and made part hereof; with zoning relief of a map amendment for the Subject Properties, and the Plan Commission has submitted to the President and Board of Trustees of the Village (the "Corporate Authorities") its findings of fact and recommendations with respect to said application; and

WHEREAS, a public hearing pursuant to proper notice, on this Agreement, was held by

the Corporate Authorities on _____, 2022; and

WHEREAS, the Parties wish to enter into a binding agreement with respect to the said annexation, zoning and development of the Subject Properties, and for other related matters, pursuant to the provisions of Division 15.1 of Article 11 of Act 5 of Chapter 65 of the Illinois Compiled Statutes, and upon the terms and conditions contained in this Agreement; and

WHEREAS, all public hearings and other actions required to be held or taken prior to the adoption and execution of this Agreement, in order to make the same effective, have been held or taken, including all hearings and actions required in connection with amendments to and classifications under the Zoning Ordinance and Chapter 154 of the Lombard Village Code (the "Subdivision Ordinance"), such public hearings and other actions having been held pursuant to public notice as required by law and in accordance with all requirements of law prior to adoption and execution of this Agreement; and

WHEREAS, the Corporate Authorities of the Village and the Owner deem it to be to the mutual advantage of the Parties and in the public interest that the Subject Properties be annexed to and developed as a part of the Village as hereinafter provided; and

WHEREAS, the development of the Subject Properties as provided herein will promote the sound planning and development of the Village as a balanced community and will be beneficial to the Village; and

WHEREAS, the Corporate Authorities of the Village have examined the proposed uses by the Owner and have determined that said uses and the development of the Subject Properties in accordance with this Agreement comply with the Comprehensive Plan of the Village;

NOW THEREFORE, in consideration of the foregoing and the mutual promises herein set forth, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the Parties, the Parties hereto agree as follows:

1. **INCORPORATION OF RECITALS.** The foregoing recitals are incorporated in this Agreement as if fully recited herein.
2. **DEVELOPMENT OF SUBJECT PROPERTIES.** The Subject Properties shall be developed in accordance with the terms of this Agreement and the exhibits attached hereto and made a part hereof. To the extent that any exhibit attached hereto and made a part of this Agreement is labeled as preliminary, the final documents shall be in substantial compliance with the preliminary documents attached hereto. The existing single-family homes may remain on the Subject Properties until Owner is prepared to develop the Subject Properties.
3. **ANNEXATION.** Subject to the provisions of 65 ILCS 5/7-1-1 *et seq*, as soon as reasonably practical, the Parties agree to do all things necessary or appropriate to cause the Subject Properties to be duly and validly annexed to the Village. The Parties shall cause such annexation to be effected pursuant to the provisions of 65 ILCS 5/7-1-8.
4. **ZONING.** Upon annexation of the Subject Properties to the Village as set forth herein, the Corporate Authorities shall, without further public hearings, immediately rezone and

classify the Subject Properties as referenced in Exhibit A from the R0 Single Family Residence District to the R2 Single-Family Residence District, with a conditional use for a planned development with the following variations and deviations as follows:

- a. Pursuant to Section 154.507(D) of Village Code, approve variations for stormwater outlots as follows:
 - i. For Outlot A, a variation to allow an outlot with a frontage width of zero feet abutting an improved public street, where 20 feet is required;
 - ii. For Outlot C, a variation to allow an outlot with a frontage width of 10 feet abutting an improved public street, where 20 feet is required; and
 - iii. For Outlot D, a variation to allow an outlot with a frontage width of 12 feet abutting an improved public street, where 20 feet is required.
- b. Pursuant to Section 155.407(D) of Village Code, approve deviations for lot area as follows:
 - i. For Lot 1, allow a lot area of 6,766 square feet, where 7,500 square feet is required;
 - ii. For Lot 2, allow a lot area of 6,906 square feet where 7,500 square feet is required;
 - iii. For Lot 7, allow a lot area of 6,644 square feet where 7,500 square feet is required;
 - iv. For Lot 9, allow a lot area of 7,444 square feet where 7,500 square feet is required;
 - v. For Lot 15, allow a lot area of 6,824 square feet where 7,500 square feet is required;
 - vi. For Lot 16, allow a lot area of 6,477 square feet where 7,500 square feet is required;
- c. Pursuant to Section 155.407(E) of Village Code, approve deviations for lot width as follows:
 - i. For Lot 1, allow a lot width of 58 feet where 60 feet is required;
 - ii. For Lot 9, allow a lot width of 51.3 feet where 60 feet is required;
- d. Pursuant to Section 155.407(F)(1) of Village Code, approve a deviation to allow a minimum front yard setback of 30 feet for Lots 1 through 19, irrespective of the front yard setback of existing single-family dwellings on abutting lots;
- e. Pursuant to Section 155.407(H) of Village Code, approve deviations for open space as follows:
 - i. For Lots 1, 2, 7, 9, 15 and 16, approve deviations for minimum open space in order to allow 3,750 square feet of lot coverage, with the remaining lot area being provided as open space.

5. SITE PLAN APPROVAL. The Owner shall develop the Subject Properties in full compliance with the plans and specifications entitled "Site Improvement Plans Norbury Crossing", prepared by Woolpert, dated January 17, 2020, and last revised January 4, 2022,

attached hereto as **EXHIBIT B** and made part hereof (the "Plans and Specifications"), both subject to changes based upon final engineering. In addition, the Subject Properties shall be landscaped in full compliance with Village Code. Said landscaping shall be amended to incorporate any additional planting modifications as required by the Village as part of final engineering review and approval, and as conditioned within any Ordinance approving any requested planned development.

6. **PLAT OF SUBDIVISION.** The Village agrees to approve a preliminary and final plat of subdivision of the Subject Properties substantially in conformance of the plat attached hereto as **EXHIBIT C**, and made part hereof.

7. **WATER UTILITIES.**

A. Village represents and warrants to Owner as follows:

- (1) That it owns and operates a water distribution system within the Village.
- (2) That the Village has sufficient capacity to provide and will provide potable water to the Subject Properties, such service to be substantially the same as provided to other attached single-family residential areas in the Village being provided with water by the Village in terms of quantity, pressure, quality and cost.

B. Owner, at Owner's sole expense, shall install water main extensions in accordance with the Subdivision Ordinance and substantially in compliance with the Plans and Specifications. The Parties agree that Owner shall pay all Village water connection charges as required by the Lombard Village Code (the "Village Code") at the time of connection.

C. Owner shall grant or dedicate all easements reasonably required by the Village for the construction of the necessary water main extensions serving the Subject Properties.

8. **SANITARY SEWER FACILITIES.**

A. Village represents and warrants to Owner as follows:

- (1) That it owns and operates a sanitary sewer system within the Village.
- (2) That the Village system has sufficient capacity to provide and will provide sanitary sewer service to the Subject Properties, such service to be substantially the same as provided to other attached single-family residential areas in the Village being provided with sanitary sewer by the Village.

B. Owner, at Owner's sole expense, shall install sanitary sewer extensions necessary to serve the Subject Properties in accordance with the Plans and

Specifications. The parties agree Owner shall pay all Village sanitary sewer connection charges as required by the Village Code at the time of connection.

- C. Owner shall grant or dedicate all easements reasonably required by the Village for the construction of the necessary sanitary sewer extensions serving the Subject Properties.

9. **STORM DRAINAGE FACILITIES.**

- A. Storm drainage facilities, and retention and/or detention areas (the "Storm Drainage Facilities") shall be provided and constructed by Owner, at Owner's sole expense, substantially in accordance with the Plans and Specifications within the Subject Properties.

In addition, the Storm Drainage Facilities shall be maintained by the Owner and/or any subsequent owner(s) of record of the Subject Properties. Such Storm Drainage Facilities shall be maintained by the Owner during the course of development, and thereafter shall be maintained by either the Owner or by the subsequent owner(s) of record of the Subject Properties, all in accordance with a Declaration of Covenants to be recorded on the Subject Properties, which Declaration of Covenants shall provide the Village with the right, but not the duty, to go upon any portion of the Storm Drainage Facilities to maintain and/or repair or replace such Storm Drainage Facilities if they are not suitably maintained so that they remain fully operational, and if the Village takes, after thirty (30) day written notice to the Owner, in its reasonable discretion, any such action, such Declaration of Covenants shall provide that the owner(s) of the Subject Properties shall immediately upon demand reimburse the Village for all reasonable expenses incurred by the Village against the particular portion of the Subject Properties, and if not promptly paid, the Declaration of Covenants shall provide the Village the right to record a lien for any such unpaid expenses against the Subject Properties or any portion thereof, and to foreclose on any such lien. Prior written notice shall not be required in emergency situations, as determined in the sole discretion of the Village. In regard to the Storm Drainage Facilities, provisions specified by the Village's Director of Community Development shall be set forth on the final Plat of Subdivision and in a Declaration of Covenants to be recorded relative to the Subject Properties, with said Declaration of Covenants clearly indicating that the language cannot be amended or deleted from said Declaration of Covenants, without the prior written consent of the Village. Notwithstanding the forgoing, the Owner obligations shall cease upon conveyance of the Storm Drainage Facilities to the association created by the Declaration of Covenants, at which time said obligations shall be the obligations of the then current owner(s) of the Subject Properties.

- 10. **DEVELOPMENT AGREEMENT.** The Owner and the Village shall enter into a development agreement governing development of the Subject Properties,

substantially in the form as set forth in EXHIBIT D, attached hereto and made part hereof, (the "Development Agreement").

11. **UNDERGROUND UTILITIES.** All electrical, telephone, cable television and natural gas distribution facilities installed by Owner, except electrical transformers and meters for natural gas and electricity, shall be installed underground or located within buildings.

12. **EASEMENTS.** Owner shall provide all easements for public utilities, drainage and cable television as depicted on EXHIBIT C, attached hereto and made part hereof, and as required by final engineering plans.

13. **EASEMENT FOR OUTLOT A.** Owner will provide a cross-access easement in a form acceptable to the Village in order to provide access to Outlot A. If Owner provides cross-access to Outlot A via property not under Owner's control, the cross-access easement agreement between the Owner and all other relevant parties shall be finalized and recorded with DuPage County Recorder of Deeds prior to or concurrent with the submittal of the final plat of subdivision for approval by the Village Board. The cross-access easement providing access to Outlot A shall be referenced on the final plat of subdivision. The Owner may also satisfy the cross-access provisions to Outlot A through a proposed easement for cross-access on an abutting lot contiguous to a proposed public right-of-way and as depicted and identified on the Final Plat of Subdivision. Said cross-access easement shall be at least ten (10') feet in width, with further recorded covenants and restrictions stating that all buildings, structures and landscaping (excluding grass) shall not be placed within the easement area.

14. **RECAPTURE AGREEMENT.** In the event that a recapture agreement is entered into by the Parties, relative to any water or sanitary sewer mains extensions constructed by the Owner, the recapture agreement shall be in the form as attached hereto as EXHIBIT E, and made part hereof.

15. **FEES.** In consideration of the impact of the development of the Subject Properties on the Village, and in consideration of water mains, sanitary sewer mains and storm sewer mains previously installed by the Village to assist in the serving of the Subject Properties with water and sewers, Owner agree to pay all applicable permit (including, but not limited to building permit) and utility connection fees as required by the Village Code at the time of application for the respective permits.

16. **REASONABLENESS OF FEES AND CHARGES.** The Parties agree that the connection charges, fees, contributions, dedications and easements required by this Agreement are reasonable in amount, where applicable, and are reasonably related to and made necessary by the development of the Subject Properties.

17. **DEDICATION OF PUBLIC IMPROVEMENTS.** When Owner has completed all required public improvements, in accordance with the Village's Subdivision Ordinance regulations, and said public improvements have been inspected and approved by the Village Engineer, the Village shall accept said public improvements subject to the two (2) year maintenance guaranty provisions of the Subdivision Ordinance.

18. **FINAL ENGINEERING APPROVAL.** All public improvements required to be constructed hereunder or under the Subdivision Ordinance of the Village shall be paid for, constructed and installed by the Owner in accordance with final engineering plans approved by the Director of Community Development.

19. **REMOVAL OF STREET IMPROVEMENTS.** Developer agrees to pay the costs and facilitate the removal of any surplus asphalt or curbing within the Norbury Avenue right-of-way immediately north of Lot 1 and Wetland Area A of the Subject Properties (i.e. the hammerhead adjacent to Lot 18 and Outlot B in the Yorkshire Woods Subdivision). The surplus asphalt and curbing shall be removed at such time that Norbury Avenue has been extended to 20th Street. The impacted areas shall be regraded and sodded.

20. **ANNEXATION TO THE HELEN PLUM MEMORIAL LIBRARY DISTRICT.** The Owner agrees to petition the Helen Plum Memorial Library District to have the Properties annexed to the Helen Plum Memorial Library District upon its annexation to the Village.

21. **ANNEXATION TO THE LOMBARD PARK DISTRICT.** The Owner agrees to petition the Lombard Park District to have the Properties annexed to the Lombard Park District upon its annexation to the Village.

22. **PLAN COMMISSION CONDITIONS OF APPROVAL.** The Owner agrees to comply with the conditions of approval tied to the Plan Commission's recommendation of approval for PC 22-01, as follows:

1. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. The cross-access easement providing access to Outlot A shall be finalized and recorded with DuPage County prior to submittal of the final plat of subdivision for approval by the Village Board, with said cross-access easement referenced on the final plat of subdivision; and
4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

23. **YORKSHIRE WOODS LANDSCAPE ISLAND IMPROVEMENTS.** The Village and Developer recognize that the Yorkshire Woods Homeowner's Association, an association consisting of owners of single family residential properties located immediately north of the Subject Property, is seeking to have a new landscape island placed within the existing Norbury Avenue publicly dedicated right-of-way under jurisdictional control of the Village. The final location and design specifications of the proposed landscape island shall be solely determined by and approved by the Village. The Developer shall not be responsible for the design nor construction of the landscape island. However, should the

Village approve a landscape island plan, the Developer shall take reasonable efforts to facilitate and accommodate the Village's and/or Yorkshire Woods Homeowner's Association's contractors to undertake the construction of the landscape island. Said cooperation shall include coordinating construction activity as set forth within Section 19 above or any other required public improvements to be undertaken by the Developer within the Norbury Avenue right-of-way.

24. GENERAL PROVISIONS.

- A. **Notices.** Notice or other writings which either Party is required to, or may wish to, serve upon the other Party in connection with this Agreement shall be in writing and shall be delivered personally or sent by registered or certified mail, return receipt requested, postage prepaid, addressed as follows:

If to the Village or
Corporate Authorities:

President and Board of Trustees
Village of Lombard
255 East Wilson Avenue
Lombard, Illinois 60148

With Copies to:

Village Manager
Village of Lombard
255 East Wilson Avenue
Lombard, Illinois 60148

Director of Community Development
Village of Lombard
255 East Wilson Avenue
Lombard, Illinois 60148

Jason A. Guisinger
Anne M. Skrodzki
Klein, Thorpe and Jenkins, Ltd.
20 North Wacker Drive, Suite 1660
Chicago, Illinois 60606

If to the Owner:

Robert H. Mueller, President
United Home Builders, Inc.
738 S. Elizabeth Street
Lombard, IL 60148

Andrew J. Draus, Attorney
53 E. St. Charles Road
Villa Park, IL 60181

or to such other address as any part may from time to time designate in a written notice to the other parties.

B. Continuity of Obligations.

1. The provisions of this Agreement, except as to various covenants running with the land and the obligation to provide such and the further exception set forth below in this subsection, obligating Owner, shall not be binding upon the successors in title to the Owner who have purchased individual dwellings or improved individual lots as the ultimate consumers thereof (namely the individuals who actually own and reside in the attached single-family residences to be built on said lots). The provisions of this Agreement shall be binding, however, on any builders who purchase any of the lots for eventual resale to the ultimate consumers thereof. Notwithstanding the foregoing, the provisions relating to Storm Drainage Facilities in Sections ____ in regard to special assessments shall be binding on the ultimate consumers and any builders and shall be considered and are hereby declared as covenants running with the land.
2. In the event of any sale or conveyance by Owner of the Subject Properties or any portion thereof, including Outlots A, B, C and/or D (Stormewater Management and Detention Areas), but excluding any sale or conveyance by Owner of any individual attached single-family residences while Owner is acting in the regular course of its business of a developer selling or transferring such dwellings to the ultimate consumers thereof, Owner shall notify the Village in writing, within thirty (30) working days after the closing of such sale or conveyance, of any and all successors in title to all or any portion of the Subject Properties. Such written notice shall include identification of the names(s) of such successor(s), the date of such sale or conveyance, and a copy of the title opinion identifying the grantee, the real estate sold or conveyed, and such other information as is usually and customarily included in a title opinion for the sale or conveyance or real estate. Failure to give timely notice shall not constitute a default hereunder, but shall be governed by the remaining provisions of this subsection 25B.
3. Upon the condition that the requirements of this subsection 25B have been met, this Agreement shall inure to the benefit of and shall be binding upon Owner successors in any manner in title, and shall be binding upon the Village and the successor Corporate Authorities of the Village and any successor municipality. In the event that the requirements of this subsection 25B have not been met, this Agreement shall be binding upon, but shall not inure to the benefit of Owner successors in any manner in title until such time as Owner has given the Village the notice required by this subsection.
4. Notwithstanding any provision of this Agreement to the contrary, including but not limited to the sale or conveyance of all or any part of the Subject Properties by Owner in accordance with subsection

25B(2) above, the Owner shall at all times during the term of this Agreement remain liable to Village for the faithful performance of all obligations imposed upon Owner by this Agreement until such obligations have been fully performed or until Village, in the exercise of its reasonable discretion, has otherwise released Owner from any and all such obligations.

5. Except as otherwise provided in this subsection 25B, all the terms and conditions of this Agreement shall constitute covenants running with the land.
- C. **Court Contest.** In the event the annexation of the Subject Properties, the classification of the Subject Properties for zoning purposes or other terms of this Agreement are challenged in any court proceeding, the period of time during which such litigation is pending, including (without limitation) the appeal time therefor, shall not be included, if allowed by law, in calculating the twenty (20) year period mentioned in subsection 25T below.
- D. **Remedies.** The Village and Owner, and their successors and assigns, covenant and agree that in the event of default of any of the terms, provisions or conditions of this Agreement by either Party, or their successors or assigns, which default exists uncorrected for a period of thirty (30) days after written notice to the Party to such default, the Party seeking to enforce said provision shall have the right of specific performance and if said Party prevails in a court of law, it shall be entitled to specific performance. It is further expressly agreed by and between the Parties hereto that the remedy of specific performance herein given shall not be exclusive of any other remedy afforded by law to the Parties, or their successor or successors in title.
- E. **Dedication of Public Lands.** In no event, including (without limitation) the exercise of the authority granted in Section 5/11-12-8 of Division 11 of Act 5 of Chapter 65 of the Illinois Compiled Statutes, shall the Corporate Authorities require that any part of the Subject Properties be designated for public purposes, except as otherwise provided in this Agreement or except as may be consented to in writing by Owner.
- F. **Conveyances.** Nothing contained in this Agreement shall be construed to restrict or limit the right of Owner to sell or convey all or any portion of the Subject Properties, whether improved or unimproved, except as otherwise specifically set forth herein.
- G. **Survival of Representation.** Each of the Parties agrees that the representations, warranties and recitals set forth in the preambles to this Agreement are material to this Agreement and the parties hereby confirm and admit their truth and validity and hereby incorporate such representations, warranties and recitals into this Agreement and the same shall continue during the period of this Agreement.

H. **Captions and Paragraph Headings.** The captions and paragraph headings used herein are for convenience only and are not part of this Agreement and shall not be used in construing it.

J. **Reimbursement to Village for Legal and Other Fees and Expenses.**

1. To the Effective Date of Agreement. The Owner concurrently with annexation and zoning of the Subject Properties or so much thereof as required, shall reimburse the Village for the following expenses incurred in the preparation and review of this Agreement, and any ordinances, letters of credit, plats, easements or other documents relating to the Subject Properties:

- (a) the costs incurred by the Village for engineering services;
- (b) all reasonable attorneys' fees incurred by the Village in connection with this Agreement and the annexation and zoning of the Subject Properties; and
- (c) miscellaneous Village expenses, such as legal publication costs, recording fees and copying expenses.

2. From and After Effective Date of Agreement. Except as provided in this subsection upon demand by Village made by and through its Director of Community Development, Owner from time to time shall promptly reimburse Village for all reasonable expenses and cost incurred by Village in the administration of this Agreement, including engineering fees, attorneys' fees and out-of-pocket expenses.

Such costs and expenses incurred by Village in the administration of the Agreement shall be evidenced to the Owner upon its request, by a sworn statement of the Village; and such mutually agreed upon costs and expenses may be further confirmed by the Owner at either's option from additional documents designated from time to time by the Owner relevant to determining such costs and expenses.

Notwithstanding the foregoing, Owner shall in no event be required to reimburse Village or pay for any expenses or costs of Village as aforesaid more than once, whether such are reimbursed or paid through special assessment proceedings, through fees established by Village ordinances or otherwise.

3. In the event that any third party or parties institute any legal proceedings against the Owner and/or the Village, which relate to the terms of this Agreement, then, in that event, the Owner, on notice from Village shall assume, fully and vigorously, the entire defense

of such lawsuit and all expenses of whatever nature relating thereto; provided, however:

- (a) Owner shall not make any settlement or compromise of the lawsuit, or fail to pursue any available avenue of appeal of any adverse judgment, without the approval of the Village.
 - (b) If the Village, in its reasonable discretion, determines there is, or may probably be, a conflict of interest between Village and Owner and/or Developer, on an issue of importance to the Village having a potentially substantial adverse effect on the Village, then the Village shall have the option of being represented by its own legal counsel. In the event the Village exercises such option, then Owner shall reimburse the Village, from time to time on written demand from the Director of Community Development and notice of the amount due, for any expenses, including but not limited to court costs, reasonable attorneys' fees and witnesses' fees, and other expenses of litigation, incurred by the Village in connection therewith.
4. In the event the Village institutes legal proceedings against Owner for violation of this Agreement and secures a judgment in its favor, the court having jurisdiction thereof shall determine and include in its judgment against Owner all expenses of such legal proceedings incurred by Village, including but not limited to the court costs and reasonable attorneys' fees, witnesses' fees, etc., incurred by the Village in connection therewith (and any appeal thereof). Owner may, in its sole discretion, appeal any such judgment rendered in favor of the Village against Owner.
- K. No Waiver or Relinquishment of Right to Enforce Agreement.** Failure of either Party to this Agreement to insist upon the strict and prompt performance of the terms, covenants, agreements and conditions herein contained, or any of them, upon any other Properties imposed, shall not constitute or be construed as a waiver or relinquishment of any Party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.
- L. Village Approval or Direction.** Where Village approval or direction is required by this Agreement, such approval or direction means the approval or direction of the Corporate Authorities of the Village unless otherwise expressly provided herein or required by law, and any such approval may be required to be given only after and if all requirements for granting such approval have been met unless such requirements are inconsistent with this Agreement.
- M. Recording.** A copy of this Agreement and any amendment thereto shall be recorded by the Village at the expense of the Owner.

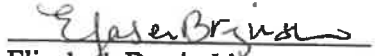
- N. **Authorization to Execute.** The officers of Owner executing this Agreement warrant that they have been lawfully authorized by Owners Board of Directors to execute this Agreement on behalf of said Owner. The President and Clerk of the Village hereby warrant that they have been lawfully authorized by the Corporate Authorities to execute this Agreement. The Owner and Village shall deliver to each other upon request copies of all bylaws, joint venture agreements, resolutions, ordinances or other documents required to legally evidence the authority to so execute this Agreement on behalf of the respective entities.
- O. **Amendment.** This Agreement sets forth all promises, inducements, agreements, conditions and understandings between the Owner and the Village relative to the subject matter thereof, and there are no promises, agreements, conditions or understandings, either oral or written, express or implied, between them other than are herein set forth. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties hereto unless authorized in accordance with law and reduced in writing and signed by them. This Agreement may be amended by the Village and the Owner of record of a portion of the Subject Properties as to the provisions applying thereto, without the consent of the Owners of other portions of the Subject Properties.
- P. **Counterparts.** This Agreement may be executed in two (2) or more counterparts, each of which taken together, shall constitute one and the same instrument.
- Q. **Conflict Between the Text and Exhibits.** In the event of a conflict in the provisions of the text of this Agreement and the Exhibits attached hereto, the text of the Agreement shall control and govern.
- R. **Definition of Village.** When the term Village is used herein it shall be construed as referring to the Corporate Authorities of the Village unless the context clearly indicates otherwise.
- S. **Execution of Agreement.** This Agreement shall be signed last by the Village and the President of the Village shall affix the date on which he/she signs this Agreement on Page 1 hereof, which date shall be the effective date of this Agreement.
- T. **Terms of Agreement.** This Agreement shall be in full force and effect for a term of twenty (20) years from and after date of execution of this Agreement.
- U. **Venue.** The Parties hereto agree that for purposes of any lawsuit(s) between them concerning this Agreement, its enforcement, or the subject matter thereof, venue shall be in DuPage County, Illinois, and the laws of the State of Illinois shall govern the cause of action.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals to this Agreement on the day and year first above written.

VILLAGE OF LOMBARD

ATTEST:


By: 
Keith Giagnorio
Village President


Elizabeth Brezinski
Village Clerk

DATED: 4/7/22

OWNER
Robert H. Mueller
President of United Home Builders, Inc.
738 S. Elizabeth Street
Lombard, IL 60148

ATTEST:

Sign Name: 

Sign Name: _____

Print Name: ROBERT H. MUELLER

Print Name: _____

Title: PRESIDENT

Title: _____

DATED: APRIL 5, 2022


ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Keith Giagnorio, personally known to me to be the President of the Village of Lombard, and Elizabeth Brezinski, personally known to me to be the Village Clerk of said municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 7th day of April, 2022.

Commission expires October 7, 2025.

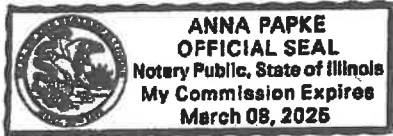

Notary Public



STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify that Robert H. Mueller being the President of United Home Builders, Inc., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President of United Home Builders, Inc., they signed and delivered the said instrument as President of United Homebuilders, Inc., and Owner of the Subject Properties.

Given under my hand and seal this 5TH day of APRIL, 2022.




Notary Public

SCHEDULE OF EXHIBITS

EXHIBIT A:	Legal Description of Subject Properties
EXHIBIT B:	Plans & Specifications
EXHIBIT C:	Preliminary Plat of Subdivision
EXHIBIT D:	Development Agreement
EXHIBIT E:	Recapture Agreement

**EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTIES**

____, IN DUPAGE COUNTY, ILLINOIS.

Parcel Numbers: 06-20-301-01706-20-301-019, 06-20-301-072, 06-20-301-073, 06-20-302-005

PARCEL 1:

TRACT 26 AND THE NORTH 311.50 FEET (AS MEASURED ALONG THE EAST AND WEST LINES THEREOF) OF TRACT 25 IN FREDK H. BARTLETT'S HILLSDALE FARMS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20 AND THE EAST 50 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1941 AS DOCUMENT 422592, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

TRACT 24 AND TRACT 25 EXCEPT THE NORTH 311.50 FEET (AS MEASURED ALONG THE EAST AND WEST LINES THEREOF) OF TRACT 25 IN FREDK H. BARTLETT'S HILLSDALE FARMS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20 AND THE EAST 50 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1941 AS DOCUMENT 422592, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

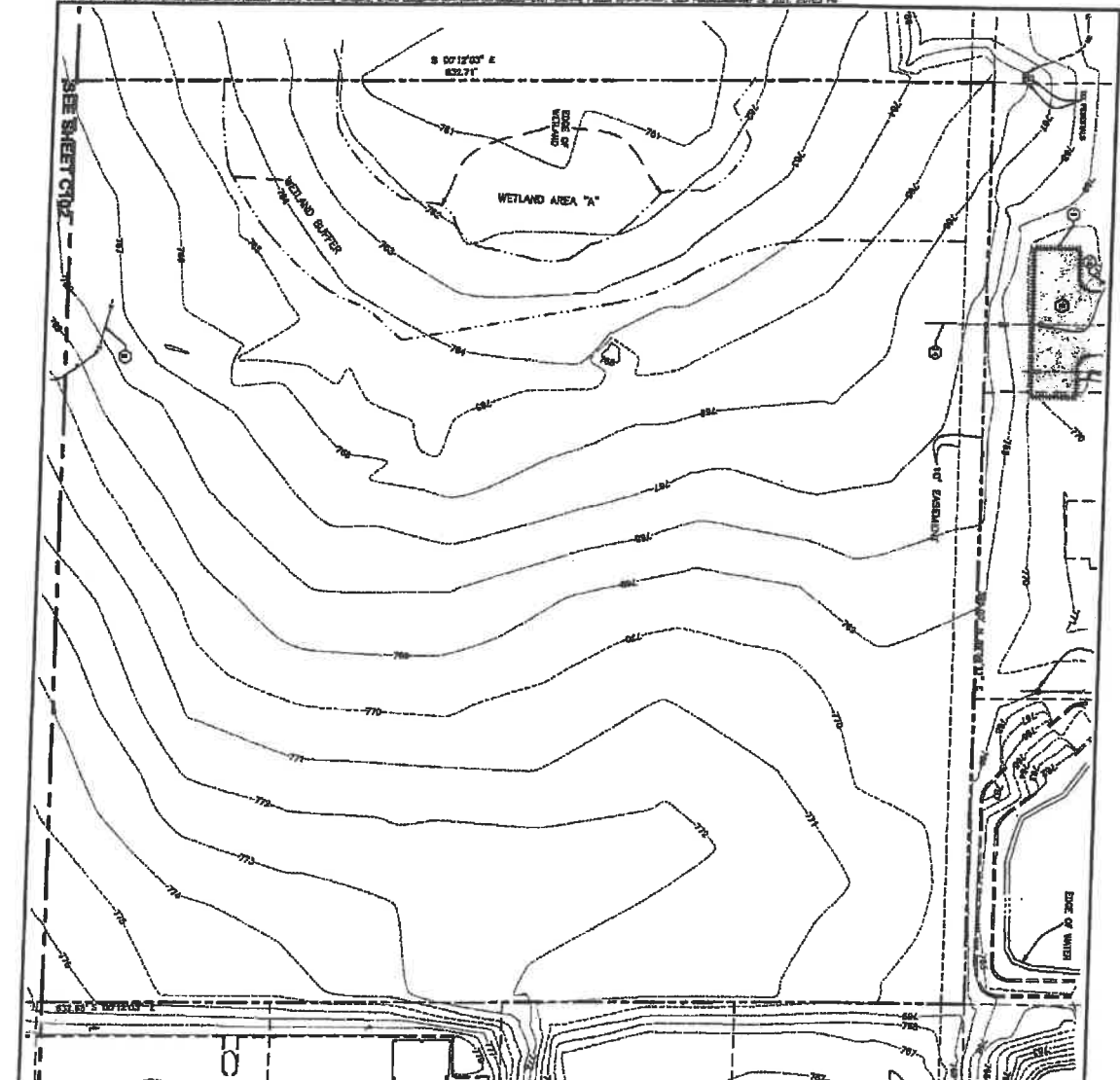
ALSO THE NORTH 1/2 OF TRACT 19 IN FREDERICK H. BARTLETT'S FARMS, A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20 AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1941 AS DOCUMENT 422592, IN DUPAGE COUNTY, ILLINOIS.

TOTAL AREA: 288,995.53 SQ. FT. (6.63 ACRES)

PROPERTY COMMONLY KNOWN AS: 14, 104, 101 & 112 EAST 20TH STREET, LOMBARD, ILLINOIS.

**EXHIBIT B
PLANS & SPECIFICATIONS**

Layer 14 Norbur Cross Existing Conditions - DEMO PLAN, Project located at: 2075 S. 27th St., Suite 100, Lincoln, NE 68502. Layer 000220-1.dwg, 09/28/2011, 11:24:03 AM
 User: J. Woolpert, Plot Date: 11/17/2011, Plot Time: 10:52:11 AM, Plot Path: \\server\projects\2075 S. 27th St.\2075 S. 27th St.dwg, Plot Scale: 1" = 40'



BENCHMARK:
 THE POINT OF BEGINNING (POB) IS A BENCH MARK SET BY THE SURVEYOR FOR THE PROJECT.
 THE BENCH MARK IS A 4" DIA. ALUMINUM ROD WITH AN 'X' MARKED ON THE TOP.
 THE BENCH MARK IS LOCATED AT THE CORNER OF THE PROPERTY.
 THE BENCH MARK IS IDENTIFIED BY THE SURVEYOR'S NAME AND THE DATE OF INSTALLATION.
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- DEMOLITION LEGEND**
- ① EXISTING CONCRETE
 - ② EXISTING BRICK
 - ③ EXISTING WOOD
 - ④ EXISTING METAL
 - ⑤ EXISTING ASPHALT
 - ⑥ EXISTING GRAVEL
 - ⑦ EXISTING SAND
 - ⑧ EXISTING DIRT
 - ⑨ EXISTING VEGETATION
 - ⑩ EXISTING TREES
 - ⑪ EXISTING FENCES
 - ⑫ EXISTING UTILITY LINES
 - ⑬ EXISTING EROSION CONTROL
 - ⑭ EXISTING SIGNAGE
 - ⑮ EXISTING LIGHT FIXTURES
 - ⑯ EXISTING MECHANICAL EQUIPMENT
 - ⑰ EXISTING ELECTRICAL EQUIPMENT
 - ⑱ EXISTING PAVEMENT
 - ⑲ EXISTING CURBS
 - ⑳ EXISTING SIDEWALKS
 - ㉑ EXISTING DRIVEWAYS
 - ㉒ EXISTING PATHS
 - ㉓ EXISTING STAIRS
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 - ㉚ EXISTING CEILING
 - ㉛ EXISTING FLOORING
 - ㉜ EXISTING MASONRY
 - ㉝ EXISTING METAL STRUCTURES
 - ㉞ EXISTING WOOD STRUCTURES
 - ㉟ EXISTING CONCRETE STRUCTURES
 - ㊱ EXISTING BRICK STRUCTURES
 - ㊲ EXISTING GLASS STRUCTURES
 - ㊳ EXISTING PLASTER
 - ㊴ EXISTING GYPSONUM
 - ㊵ EXISTING PAINT
 - ㊶ EXISTING FINISHES
 - ㊷ EXISTING LANDSCAPE
 - ㊸ EXISTING HEDGING
 - ㊹ EXISTING TREES
 - ㊺ EXISTING SHRUBS
 - ㊻ EXISTING GRASS
 - ㊼ EXISTING SOIL
 - ㊽ EXISTING ROCK
 - ㊾ EXISTING SAND
 - ㊿ EXISTING GRAVEL

DEMOLITION NOTES

1. DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN AND THE DEMOLITION SPECIFICATIONS.
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WOLPERT
 1813 South Meyers Road
 Suite 200
 Columbus, NE 68502
 (402) 945-2800
 FAX: (402) 945-3741

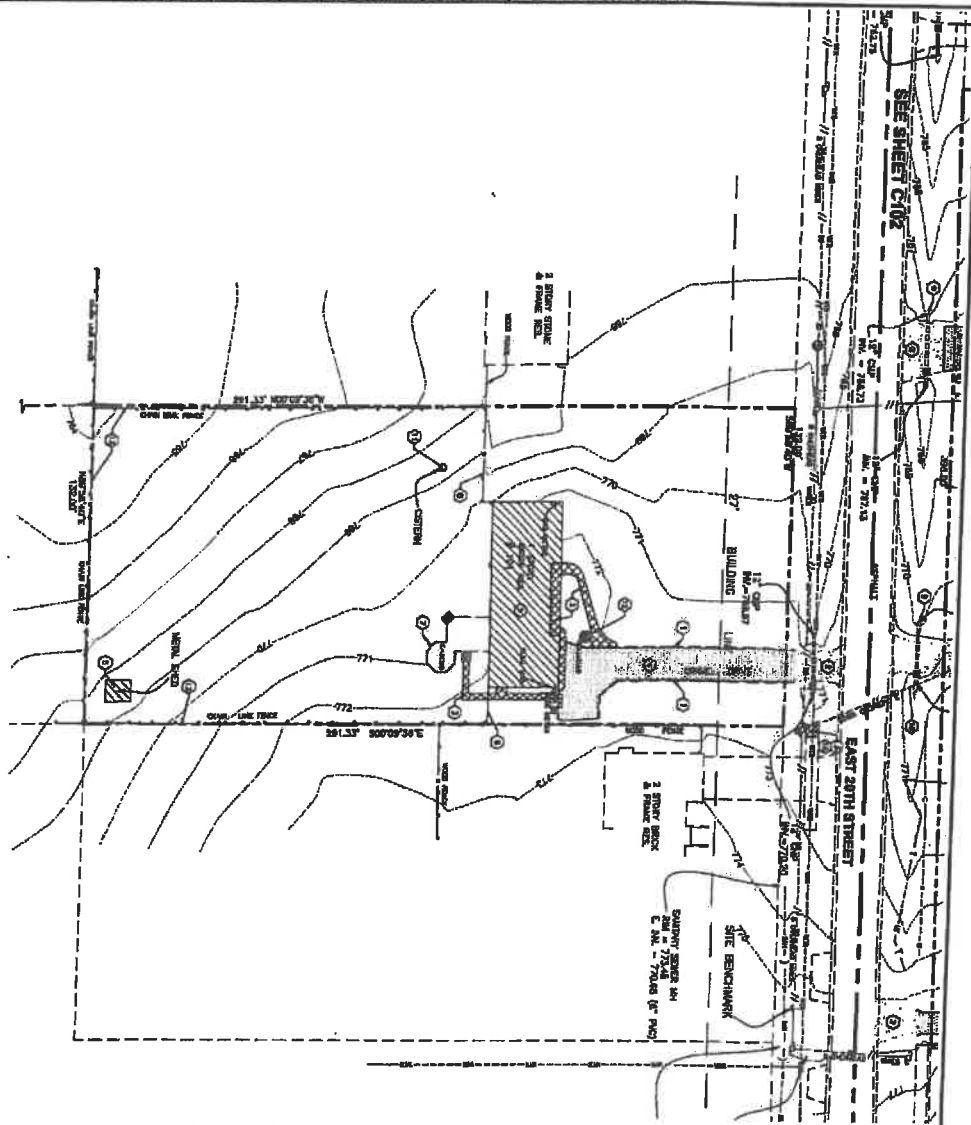
PROJECT No: 090220
DATE: 11/17/2011
PER: J. Woolpert
CHK: J. Woolpert

NO.	DATE	REVISION

**SITE IMPROVEMENT PLANS
 NORBURY CROSSINGS**
 2075 STREET BETWEEN 24TH ST. AND HIGHLAND AVE.
 LINCOLN, DODGE COUNTY, ILLINOIS

EXISTING CONDITIONS - DEMO PLAN

C101



- EXISTING LEGEND**
- 1 EXISTING LOT LINE
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DEMOLITION NOTES

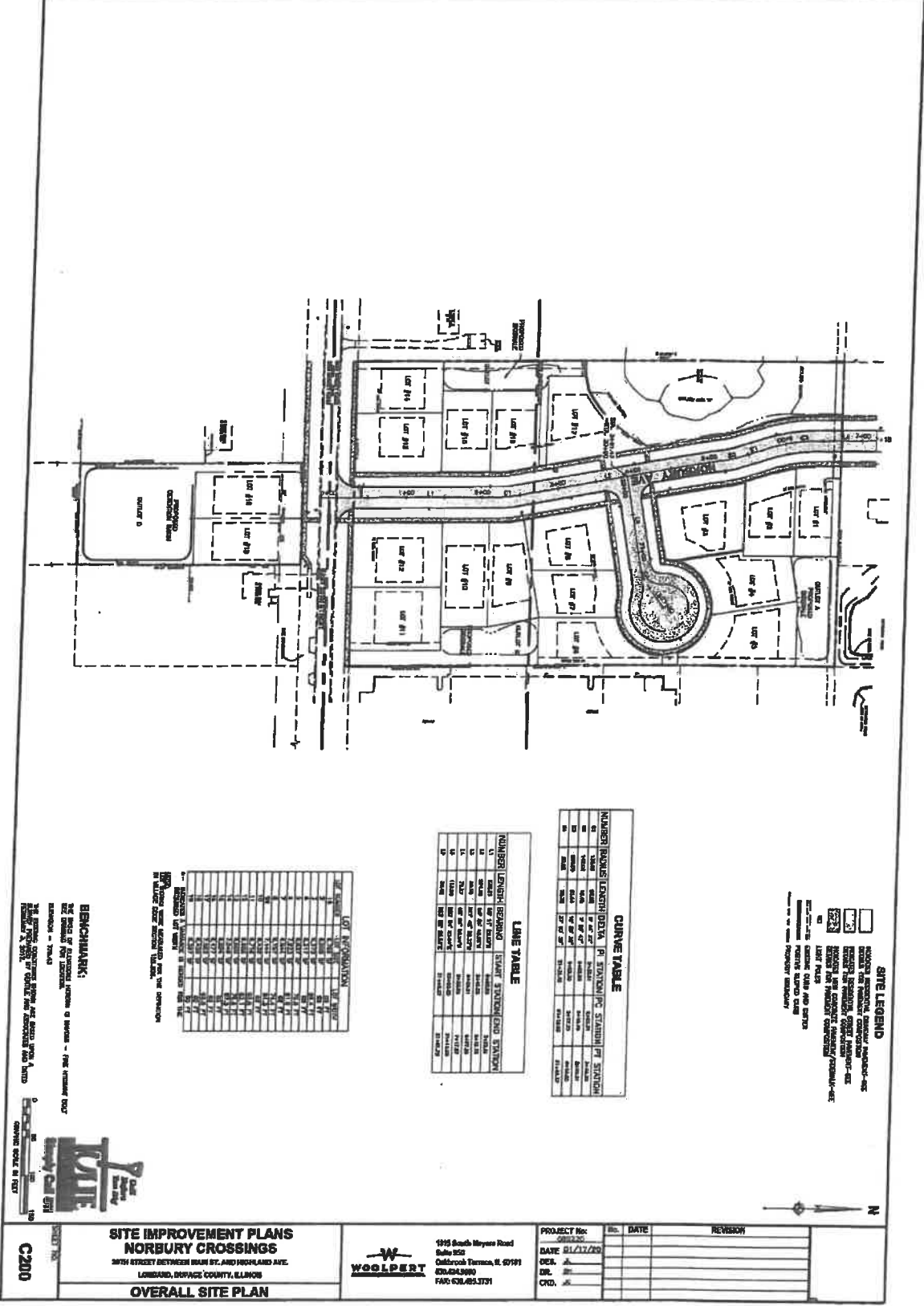
1. EXISTING DEMOLITION: EXISTING DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE DEMOLITION PLAN AND THE DEMOLITION SCHEDULE. THE DEMOLITION SHALL BE PERFORMED IN A MANNER THAT MAINTAINS THE INTEGRITY OF THE REMAINING STRUCTURE AND THE SURROUNDING AREA. THE DEMOLITION SHALL BE PERFORMED IN A MANNER THAT MAINTAINS THE INTEGRITY OF THE REMAINING STRUCTURE AND THE SURROUNDING AREA. THE DEMOLITION SHALL BE PERFORMED IN A MANNER THAT MAINTAINS THE INTEGRITY OF THE REMAINING STRUCTURE AND THE SURROUNDING AREA.
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SITE IMPROVEMENT PLANS
NORBURY CROSSINGS
 2074 STREET BETWEEN BROADWAY AND HOWLAND AVE.
 LOMBARD, ILLINOIS 60148
EXISTING CONDITIONS - DEMO PLAN

WOOLPERT
 8975 South Mayers Road
 Suite 258
 Oakbrook Terrace, IL 60187
 TEL: 630.456.4200
 FAX: 630.456.4721

PROJECT No:	DATE	REVISION
020300220	01/11/20	
DES:		
DR:		
CRD:		



SITE LEGEND

- EXISTING IMPROVEMENTS
- PROPOSED IMPROVEMENTS
- EXISTING UTILITIES
- PROPOSED UTILITIES
- EXISTING DRIVEWAYS
- PROPOSED DRIVEWAYS
- EXISTING DRIVEWAYS AND DRIVEWAYS
- PROPOSED DRIVEWAYS AND DRIVEWAYS
- EXISTING DRIVEWAYS AND DRIVEWAYS
- PROPOSED DRIVEWAYS AND DRIVEWAYS

CURVE TABLE

NO.	STATION	LENGTH	DEGREE	P.C. STATION	P.T. STATION	STATION	STATION
1	1+00.00	100.00	30.00	1+00.00	1+100.00	1+100.00	1+100.00
2	1+100.00	100.00	30.00	1+100.00	1+200.00	1+200.00	1+200.00
3	1+200.00	100.00	30.00	1+200.00	1+300.00	1+300.00	1+300.00
4	1+300.00	100.00	30.00	1+300.00	1+400.00	1+400.00	1+400.00
5	1+400.00	100.00	30.00	1+400.00	1+500.00	1+500.00	1+500.00
6	1+500.00	100.00	30.00	1+500.00	1+600.00	1+600.00	1+600.00
7	1+600.00	100.00	30.00	1+600.00	1+700.00	1+700.00	1+700.00
8	1+700.00	100.00	30.00	1+700.00	1+800.00	1+800.00	1+800.00
9	1+800.00	100.00	30.00	1+800.00	1+900.00	1+900.00	1+900.00
10	1+900.00	100.00	30.00	1+900.00	1+1000.00	1+1000.00	1+1000.00

LANE TABLE

NO.	STATION	LENGTH	DEGREE	P.C. STATION	P.T. STATION	STATION	STATION
1	1+00.00	100.00	30.00	1+00.00	1+100.00	1+100.00	1+100.00
2	1+100.00	100.00	30.00	1+100.00	1+200.00	1+200.00	1+200.00
3	1+200.00	100.00	30.00	1+200.00	1+300.00	1+300.00	1+300.00
4	1+300.00	100.00	30.00	1+300.00	1+400.00	1+400.00	1+400.00
5	1+400.00	100.00	30.00	1+400.00	1+500.00	1+500.00	1+500.00
6	1+500.00	100.00	30.00	1+500.00	1+600.00	1+600.00	1+600.00
7	1+600.00	100.00	30.00	1+600.00	1+700.00	1+700.00	1+700.00
8	1+700.00	100.00	30.00	1+700.00	1+800.00	1+800.00	1+800.00
9	1+800.00	100.00	30.00	1+800.00	1+900.00	1+900.00	1+900.00
10	1+900.00	100.00	30.00	1+900.00	1+1000.00	1+1000.00	1+1000.00

LOT INFORMATION

LOT NO.	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
1	10000	10.00
2	10000	10.00
3	10000	10.00
4	10000	10.00
5	10000	10.00
6	10000	10.00
7	10000	10.00
8	10000	10.00
9	10000	10.00
10	10000	10.00
11	10000	10.00
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97	10000	10.00
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BENCHMARK:
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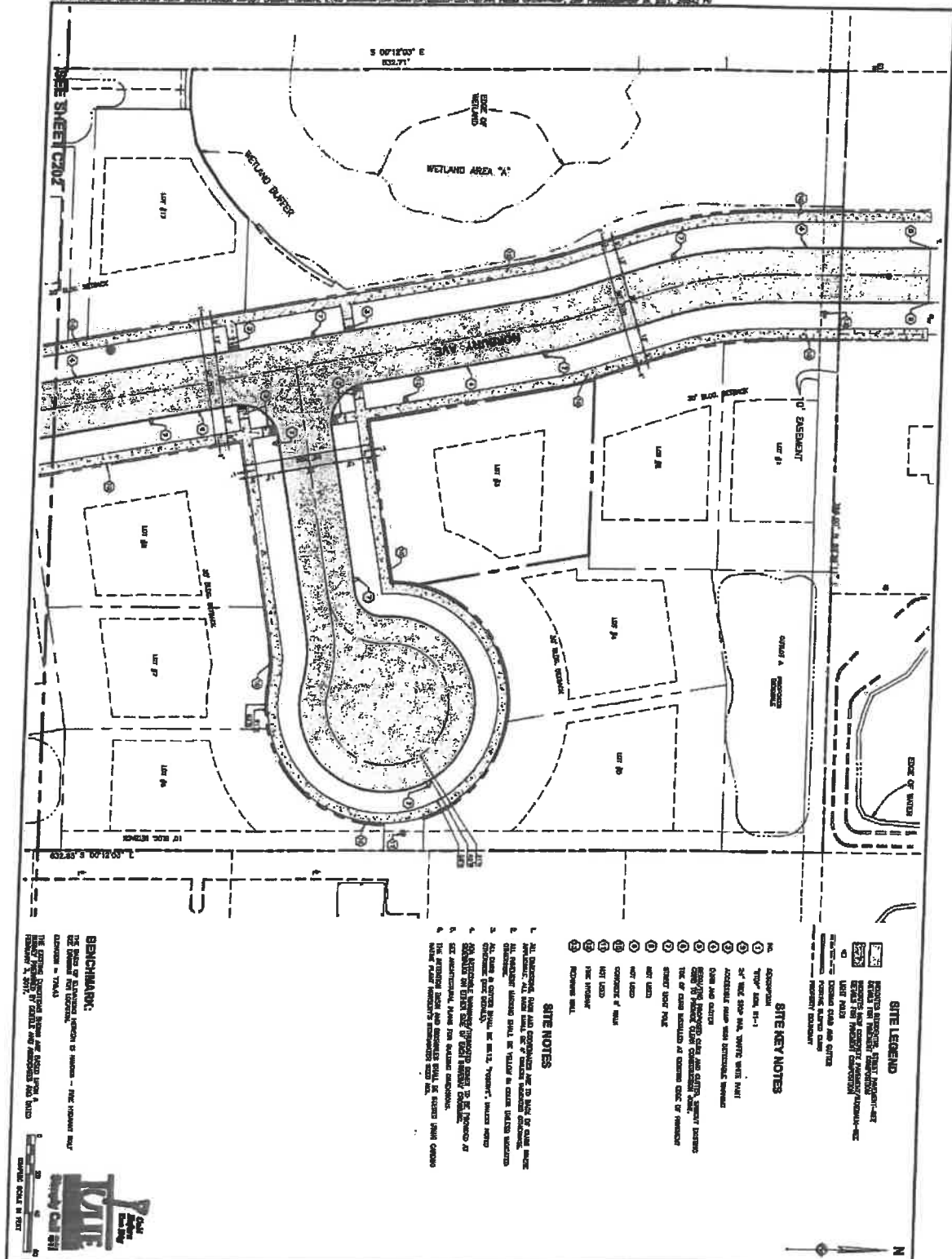
**SITE IMPROVEMENT PLANS
 NORBURY CROSSINGS**
 20TH STREET BETWEEN MAIN ST. AND HOOK AND AVE.
 LAWRENCE, DAVENPORT COUNTY, ILLINOIS

OVERALL SITE PLAN

WOOLPERT

1915 South Meyers Road
 Suite 200
 Oakbrook Terrace, IL 60181
 COLOGASBRO
 FAX: 630.485.3791

PROJECT No.	DATE	REVISION
000220-01	08/22/2011	
DATE	08/22/2011	
DESIGNER		
DRAWN		
CHECKED		
APPROVED		



SITE LEGEND

- 1. EXISTING IMPROVEMENTS
- 2. PROPOSED IMPROVEMENTS
- 3. EXISTING UTILITY LINES
- 4. PROPOSED UTILITY LINES
- 5. EXISTING CURB
- 6. PROPOSED CURB
- 7. EXISTING DRIVE
- 8. PROPOSED DRIVE
- 9. EXISTING SIDEWALK
- 10. PROPOSED SIDEWALK
- 11. EXISTING FENCE
- 12. PROPOSED FENCE
- 13. EXISTING SIGN
- 14. PROPOSED SIGN
- 15. EXISTING LIGHT
- 16. PROPOSED LIGHT
- 17. EXISTING TREE
- 18. PROPOSED TREE
- 19. EXISTING BENCH
- 20. PROPOSED BENCH
- 21. EXISTING BIKEWAY
- 22. PROPOSED BIKEWAY
- 23. EXISTING BIKEWAY SIGN
- 24. PROPOSED BIKEWAY SIGN
- 25. EXISTING BIKEWAY LIGHT
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SITE KEY NOTES

1. ALL IMPROVEMENTS SHALL BE CONFORMANT WITH THE CITY OF CHICAGO ORDINANCES.
2. ALL IMPROVEMENTS SHALL BE CONFORMANT WITH THE CITY OF CHICAGO ORDINANCES.
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SITE NOTES

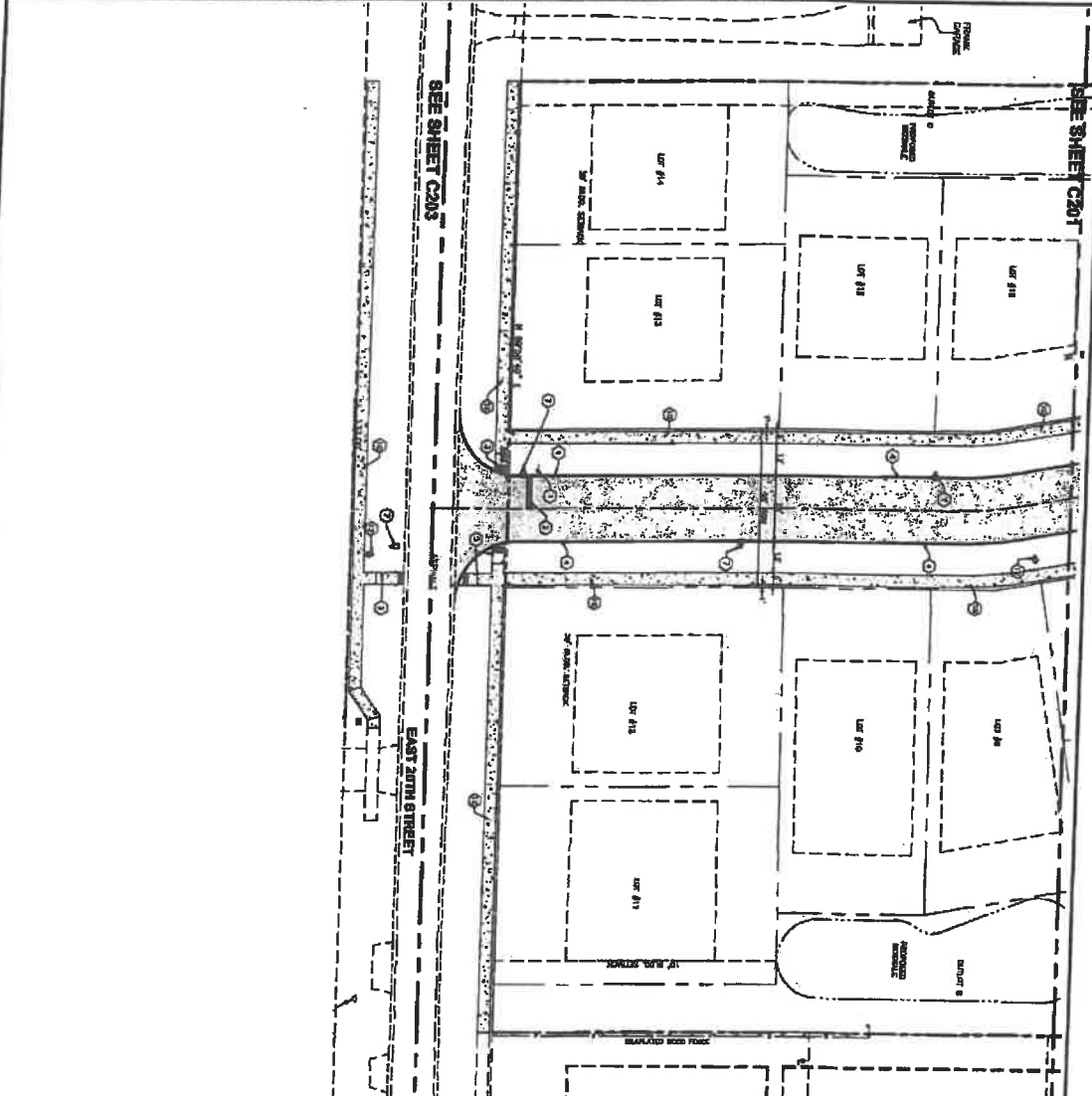
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40. ALL IMPROVEMENTS SHALL BE CONFORMANT WITH THE CITY OF CHICAGO ORDINANCES.

BENCHMARK:
 THE BENCH MARK IS LOCATED AT THE CORNER OF 20TH STREET AND WILSON AVENUE.
 ELEVATION = 794.45
 THE BENCH MARK IS LOCATED AT THE CORNER OF 20TH STREET AND WILSON AVENUE.
 ELEVATION = 794.45
 THE BENCH MARK IS LOCATED AT THE CORNER OF 20TH STREET AND WILSON AVENUE.
 ELEVATION = 794.45

SCALE
 1" = 20'

WOLF
 CIVIL ENGINEERING

C201 PROJECT NO.	SITE IMPROVEMENT PLANS NORBURY CROSSINGS 20TH STREET BETWEEN WILSON ST. AND WILSON AVE. LOOMBARD, DUPAGE COUNTY, ILLINOIS		 1915 South Mayers Road Suite 350 Oakbrook Terrace, IL 60191 (630) 584-5000 FAX: (630) 584-5201	PROJECT No.: 200200	No. _____	DATE _____	REVISION _____
	DATE: 11/17/20	DES: J		DR: J	CDR: J	_____	_____



- SITE LEGEND**
- PROPOSED STRUCTURE
 - PROPOSED SWIMMING POOL
 - PROPOSED DECK
 - PROPOSED WALKWAY
 - PROPOSED DRIVEWAY
 - PROPOSED PARKING SPACE
 - PROPOSED FENCE
 - PROPOSED RETAINING WALL
- SITE KEY NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ZONING ORDINANCE, CHAPTER 42A, SECTION 42A-1-1.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ZONING ORDINANCE, CHAPTER 42A, SECTION 42A-1-1.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ZONING ORDINANCE, CHAPTER 42A, SECTION 42A-1-1.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ZONING ORDINANCE, CHAPTER 42A, SECTION 42A-1-1.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ZONING ORDINANCE, CHAPTER 42A, SECTION 42A-1-1.

SITE NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ZONING ORDINANCE, CHAPTER 42A, SECTION 42A-1-1.
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4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ZONING ORDINANCE, CHAPTER 42A, SECTION 42A-1-1.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ZONING ORDINANCE, CHAPTER 42A, SECTION 42A-1-1.

BENCHMARK:

THE BENCH MARK IS THE NORTH CORNER OF THE BUILDING AT THE CORNER OF EAST 20TH STREET AND 20TH STREET.
 ELEVATION = 776.43

THE EXISTING CONCRETE WALKWAY AT THE CORNER OF EAST 20TH STREET AND 20TH STREET IS 18'00" WIDE.

SITE CONSULTANTS, INC.
 1000 N. LAKE STREET
 CHICAGO, ILLINOIS 60642

PROJECT NO.	NO.	DATE	REVISION
000220			
DATE	01/17/2018		
DES.			
DR.			
CHKD.			

SITE PLAN

SITE IMPROVEMENT PLANS
 NORBURY CROSSINGS

20TH STREET BETWEEN MARK ST. AND HURLAND AVE.
 LAWRENCE, ILLINOIS

1815 South Meyers Road
 Suite 850
 Calhoun Terrace, IL 60401
 CHICAGO, ILLINOIS
 FAX: 630.695.5721

PROJECT NO. 000220

C202

DATE 01/17/2018

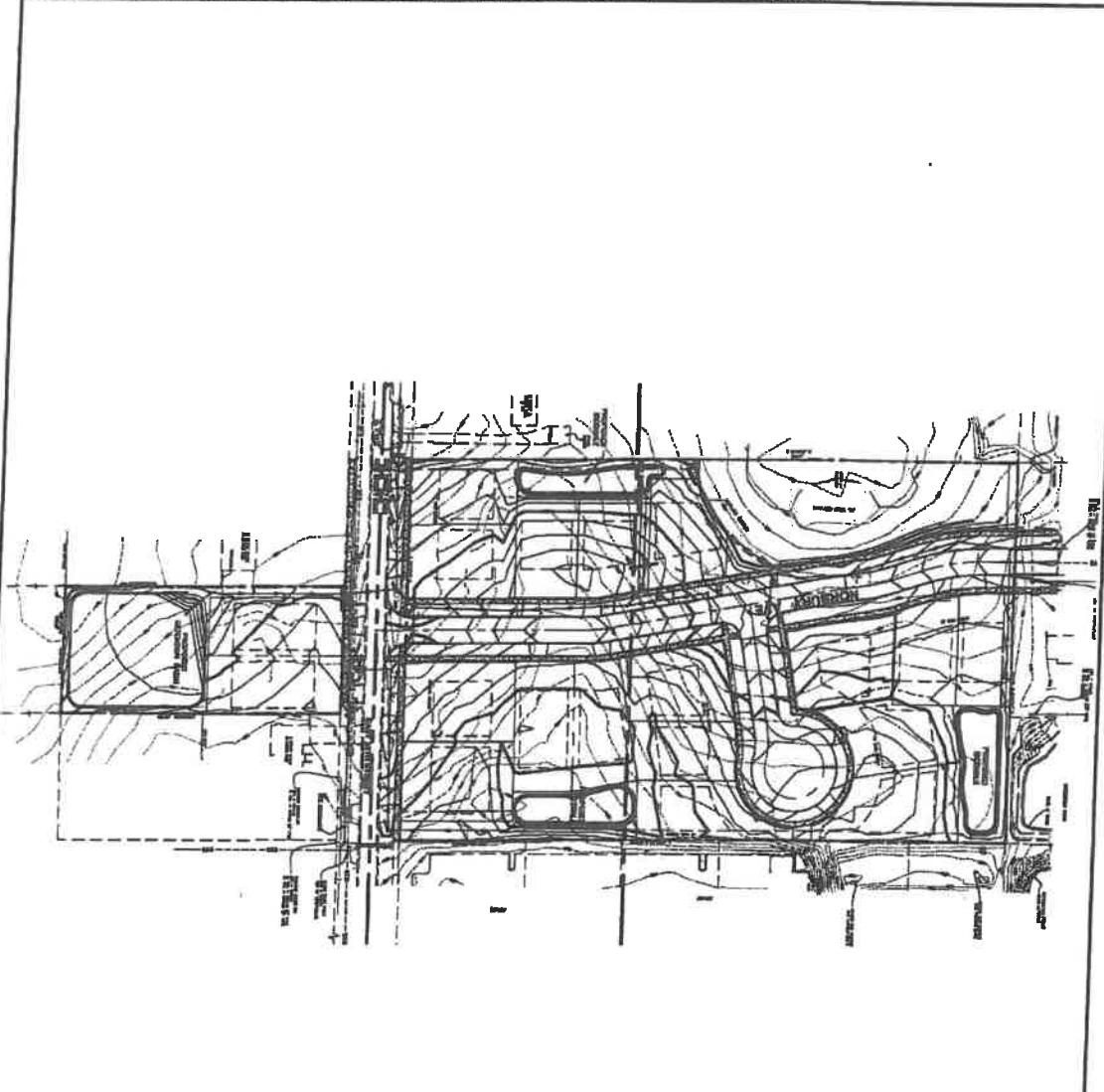
DES.

DR.

CHKD.

REVISION

SITE PLAN



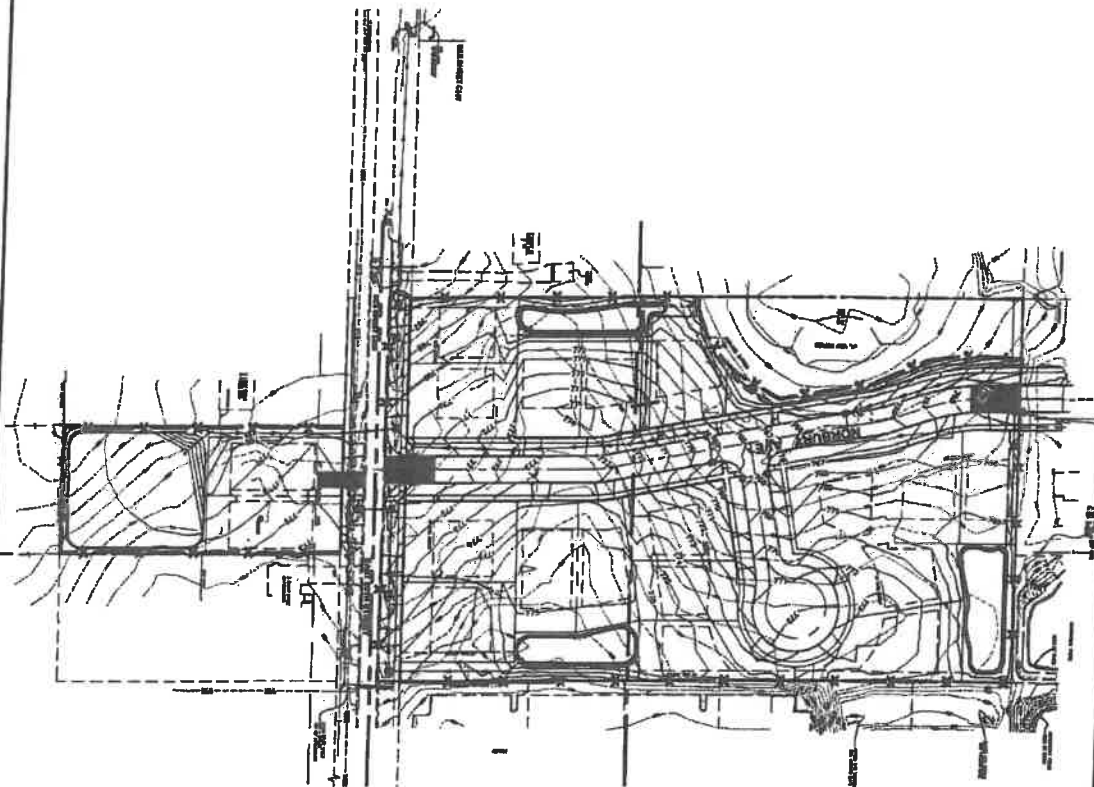
GRADING LEGEND

- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED FINISH GRADE
- PROPOSED FINISH GRADE WITH 1% SLOPE
- PROPOSED FINISH GRADE WITH 2% SLOPE
- PROPOSED FINISH GRADE WITH 3% SLOPE
- PROPOSED FINISH GRADE WITH 4% SLOPE
- PROPOSED FINISH GRADE WITH 5% SLOPE
- PROPOSED FINISH GRADE WITH 6% SLOPE
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- PROPOSED FINISH GRADE WITH 49% SLOPE
- PROPOSED FINISH GRADE WITH 50% SLOPE

BENCHMARK:
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 THE POINT OF BEGINNING (POB) IS SHOWN BY A TRIANGLE WITH THE LETTERS "POB" INSIDE.



C300	SITE IMPROVEMENT PLANS	WOOLPERT 6919 South Meyers Road Suite 800 Oakbrook Terrace, IL 60181 630.484.0099 FAX: 630.455.3701	PROJECT NO.	DATE	REVISION
	NORBURY CROSSINGS		DATE 8/11/20		
	30TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE. LOMBARD, DUPLAGE COUNTY, GEORGIA		DR.		
	OVERALL GRADING PLAN		CHK.		



- EROSION CONTROL LEGEND**
- ERT FENCE
 - STABILIZED CONSTRUCTION ENTRANCE
 - TEMPORARY CONSTRUCTION ENTRANCE
 - SILT FENCE
 - SILT BASINS
 - SILT PITS
 - SILT TRAPS
 - SILT DIKES
 - SILT MATS
 - SILT BLANKETS
 - SILT MATS OR MATS (SEE NOTES)
 - SILT MATS

BENCHMARK:
 THE ELEVATION OF BENCHMARK POINTS IS IN FEET - ONE TENTH OF AN INCH.
 THE ELEVATION OF BENCHMARK POINTS IS IN FEET - ONE TENTH OF AN INCH.
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 THE ELEVATION OF BENCHMARK POINTS IS IN FEET - ONE TENTH OF AN INCH.



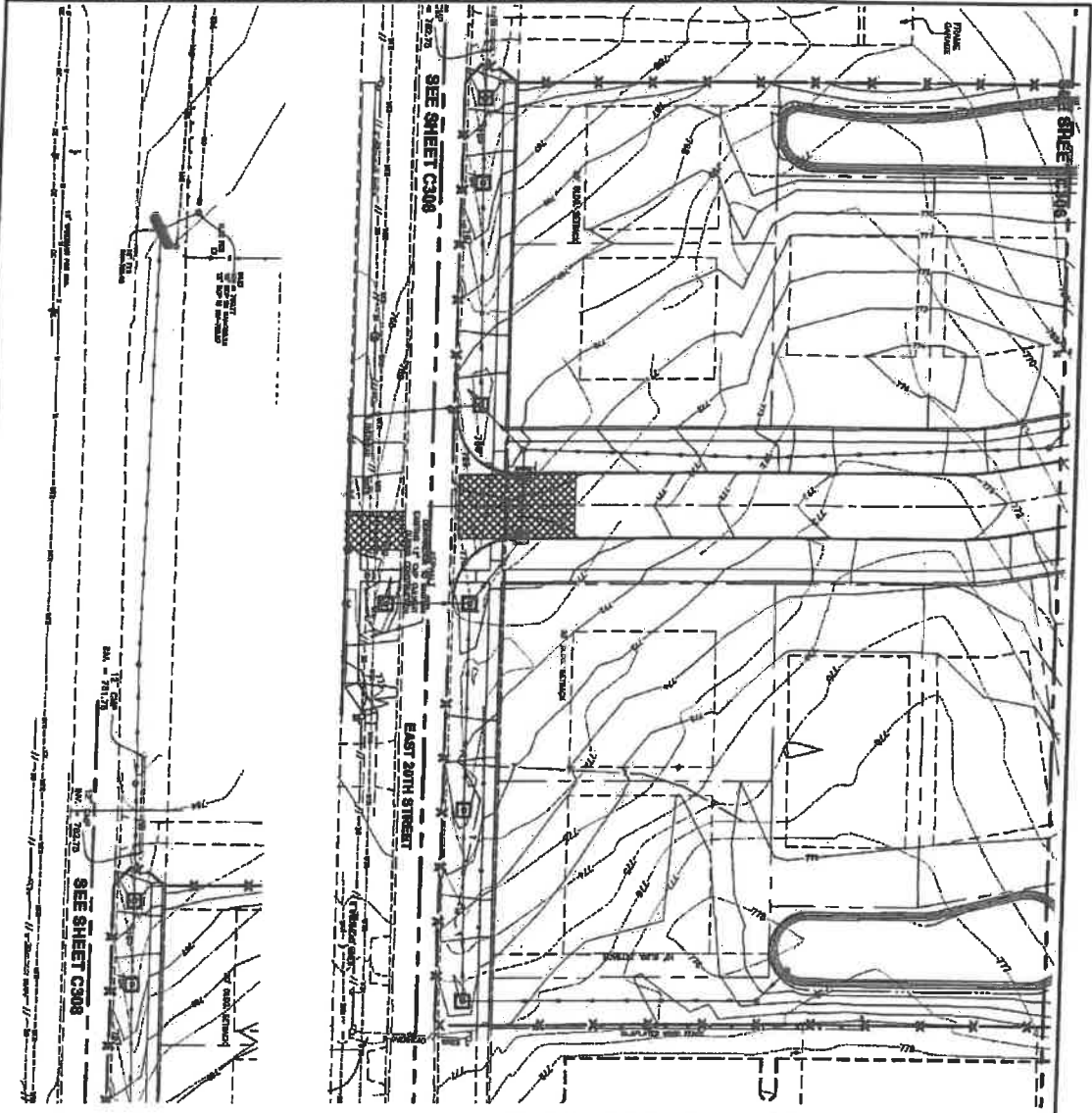
C305

SITE IMPROVEMENT PLANS
NORBURY CROSSINGS
 20TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE.
 LOMBARD, COOK COUNTY, ILLINOIS



1915 South Meyers Road
 Suite 100
 Oakbrook Terrace, IL 60181
 630.494.9200
 FAX: 630.488.3791

PROJECT No.	No.	DATE	REVISION
01/11/20			
DES. J.			
DRAWN J.			
CHECK J.			



EROSION CONTROL LEGEND

- EROSION CONTROL
- EXISTING CONSTRUCTION DETAIL
- EXISTING CONSTRUCTION DETAIL
- EXISTING CONSTRUCTION DETAIL
- EXISTING CONSTRUCTION DETAIL
- EXISTING CONSTRUCTION DETAIL

EROSION CONTROL NOTES

1. THIS PLAN IS TO BE USED TO CONTROL EROSION ON THE SITE OF THE PROJECT AND TO PROTECT THE ADJACENT AREAS FROM EROSION. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE TO BE INSTALLED AND MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT.
2. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE TO BE INSTALLED AND MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT.
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15. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE TO BE INSTALLED AND MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT.

SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES

1. INITIAL SITEWORK AND CLEARING
2. EXCAVATION AND FILL
3. CONSTRUCTION OF FOUNDATION
4. CONSTRUCTION OF WALLS
5. CONSTRUCTION OF ROOF
6. CONSTRUCTION OF INTERIORS
7. CONSTRUCTION OF EXTERIORS
8. FINISH WORK
9. DEMOBILIZATION AND RESTORATION

AREA SUMMARY

TOTAL AREA: 1.5 ACRES
 TOTAL CONSTRUCTION AREA: 0.8 ACRES
 TOTAL SITEWORK AREA: 0.7 ACRES

BENCHMARK

THE BENCHMARK IS LOCATED AT THE CORNER OF EAST 30TH STREET AND NARBURY STREET. THE BENCHMARK IS A 12 INCH DIA. IRON PIPE SET IN CONCRETE. THE BENCHMARK IS 100.00 FEET ABOVE MEAN SEA LEVEL.

SITE IMPROVEMENT PLANS

NORBURY CROSSINGS

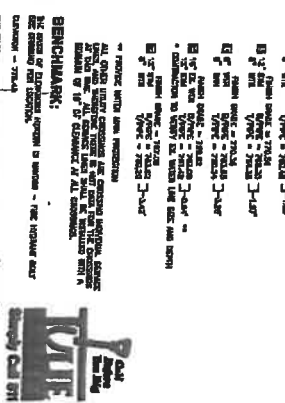
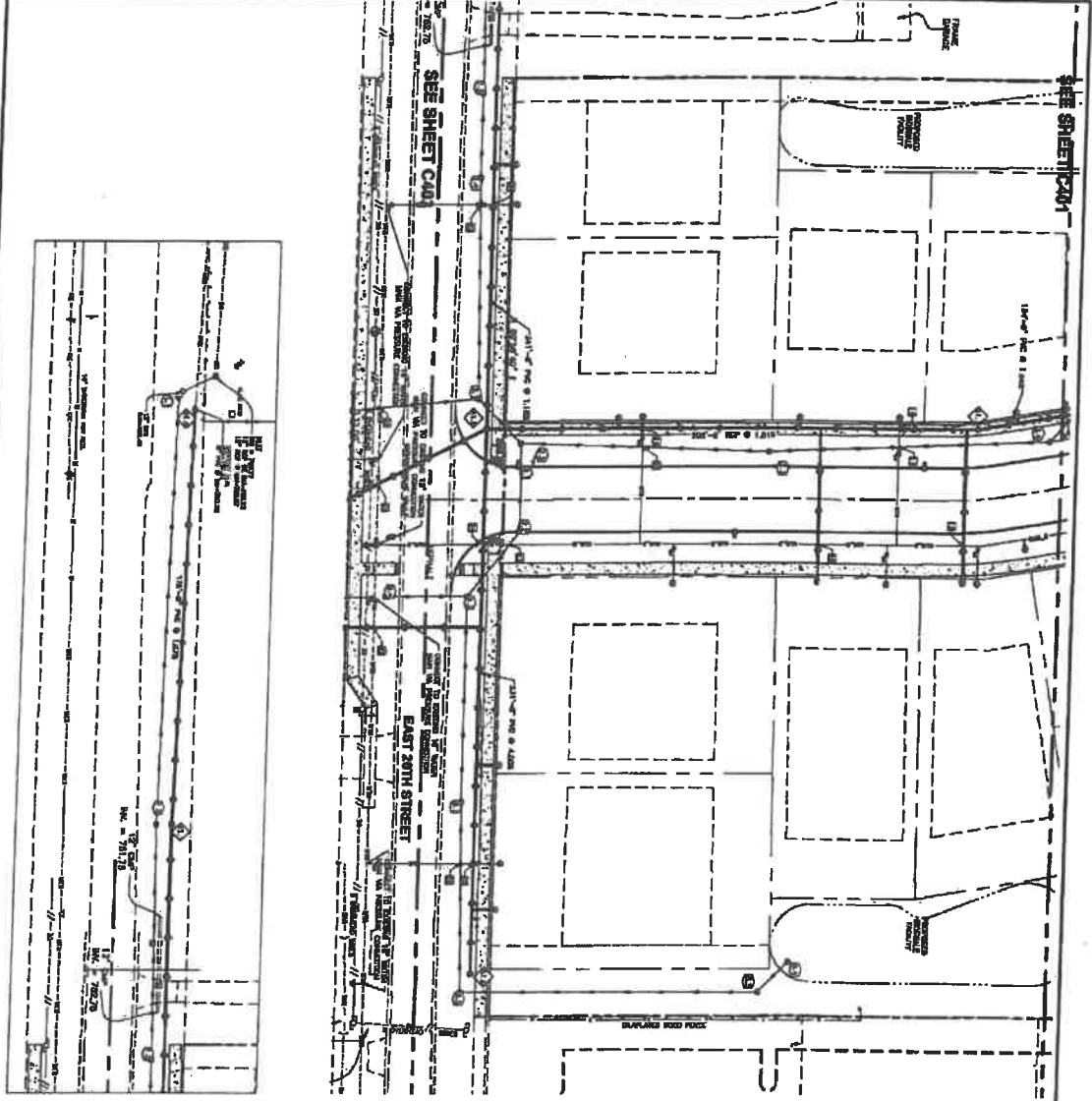
30TH STREET BETWEEN NARB ST. AND HOWLAND AVE.
 LOMBARD, MARIETTA COUNTY, GEORGIA

EROSION CONTROL PLAN

1915 South Myers Road
 Marietta, Georgia, 30067
 404-423-1100
 FAX: 404-423-1101

PROJECT No.:
 DATE: 01/17/20
 DES. BY: J. R. WOODPERT
 DR. BY: J. R. WOODPERT
 CKD. BY: J. R. WOODPERT

No.	DATE	REVISION



UTILITY LEGEND

- Proposed Sewer Main
- Proposed Sewer Lateral
- Proposed Sewer Branch
- Proposed Sewer Manhole
- Proposed Sewer Catch Basin
- Proposed Storm Sewer
- Proposed Storm Sewer Manhole
- Proposed Storm Sewer Catch Basin
- Proposed Water Main
- Proposed Water Lateral
- Proposed Water Branch
- Proposed Water Valve
- Proposed Water Hydrant
- Proposed Gas Main
- Proposed Gas Lateral
- Proposed Gas Branch
- Proposed Gas Valve
- Proposed Gas Regulator
- Proposed Electric Main
- Proposed Electric Lateral
- Proposed Electric Branch
- Proposed Electric Pole
- Proposed Electric Transformer
- Proposed Electric Padmount Transformer
- Proposed Light Pole
- Proposed Sign, Lighting
- Proposed Street Furniture
- Proposed Street Enclosure
- Proposed Street Enclosure
- Proposed Street Enclosure
- Proposed Street Enclosure

UTILITY NOTES

1. ALL UTILITIES TO BE LOCATED AND DEPTH MEASURED AND RECORDED IN THE FIELD BEFORE ANY CONSTRUCTION.
2. CONSTRUCTION TO OCCUR WITHIN UTILITY EASEMENTS AND RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY OF LANSING, MICHIGAN, LOCAL ORDINANCES AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION, LOCAL ORDINANCES.
3. ALL UTILITIES SHALL BE LOCATED AND DEPTHS MEASURED TO BE AT THE END OF THE DAY OF THE UTILITY CROSSING.
4. ALL UTILITIES SHALL BE LOCATED AND DEPTHS MEASURED TO BE AT THE END OF THE DAY OF THE UTILITY CROSSING.
5. ALL UTILITIES SHALL BE LOCATED AND DEPTHS MEASURED TO BE AT THE END OF THE DAY OF THE UTILITY CROSSING.
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9. ALL UTILITIES SHALL BE LOCATED AND DEPTHS MEASURED TO BE AT THE END OF THE DAY OF THE UTILITY CROSSING.
10. ALL UTILITIES SHALL BE LOCATED AND DEPTHS MEASURED TO BE AT THE END OF THE DAY OF THE UTILITY CROSSING.

UTILITY CROSSINGS

- 18" Water Main
- 18" Sewer Main
- 18" Gas Main
- 18" Electric Main
- 18" Storm Sewer Main
- 18" Water Lateral
- 18" Sewer Lateral
- 18" Gas Lateral
- 18" Electric Lateral
- 18" Storm Sewer Lateral
- 18" Water Branch
- 18" Sewer Branch
- 18" Gas Branch
- 18" Electric Branch
- 18" Storm Sewer Branch
- 18" Water Valve
- 18" Sewer Valve
- 18" Gas Valve
- 18" Electric Valve
- 18" Storm Sewer Valve
- 18" Water Hydrant
- 18" Sewer Manhole
- 18" Gas Manhole
- 18" Electric Manhole
- 18" Storm Sewer Manhole
- 18" Water Catch Basin
- 18" Sewer Catch Basin
- 18" Gas Catch Basin
- 18" Electric Catch Basin
- 18" Storm Sewer Catch Basin
- 18" Water Regulator
- 18" Sewer Regulator
- 18" Gas Regulator
- 18" Electric Regulator
- 18" Storm Sewer Regulator
- 18" Water Pole
- 18" Sewer Pole
- 18" Gas Pole
- 18" Electric Pole
- 18" Storm Sewer Pole
- 18" Water Transformer
- 18" Sewer Transformer
- 18" Gas Transformer
- 18" Electric Transformer
- 18" Storm Sewer Transformer
- 18" Water Padmount Transformer
- 18" Sewer Padmount Transformer
- 18" Gas Padmount Transformer
- 18" Electric Padmount Transformer
- 18" Storm Sewer Padmount Transformer
- 18" Water Sign
- 18" Sewer Sign
- 18" Gas Sign
- 18" Electric Sign
- 18" Storm Sewer Sign
- 18" Water Lighting
- 18" Sewer Lighting
- 18" Gas Lighting
- 18" Electric Lighting
- 18" Storm Sewer Lighting
- 18" Water Street Furniture
- 18" Sewer Street Furniture
- 18" Gas Street Furniture
- 18" Electric Street Furniture
- 18" Storm Sewer Street Furniture
- 18" Water Enclosure
- 18" Sewer Enclosure
- 18" Gas Enclosure
- 18" Electric Enclosure
- 18" Storm Sewer Enclosure

BENCHMARK:

ALL UTILITIES SHALL BE LOCATED AND DEPTHS MEASURED TO BE AT THE END OF THE DAY OF THE UTILITY CROSSING.

SCALE:

1" = 40'

DATE: 02/11/20

DESIGNER: J. J. J.

DRAWN BY: J. J. J.

CHECKED BY: J. J. J.

SITE IMPROVEMENT PLANS
NORBURY CROSSINGS
 5875 STREET BETWEEN SALES BLVD AND HIGHLAND AVE.
 LANSING, MICHIGAN, 48205

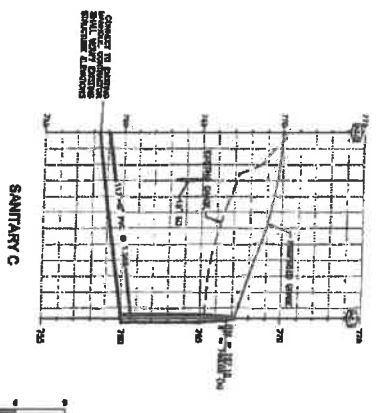
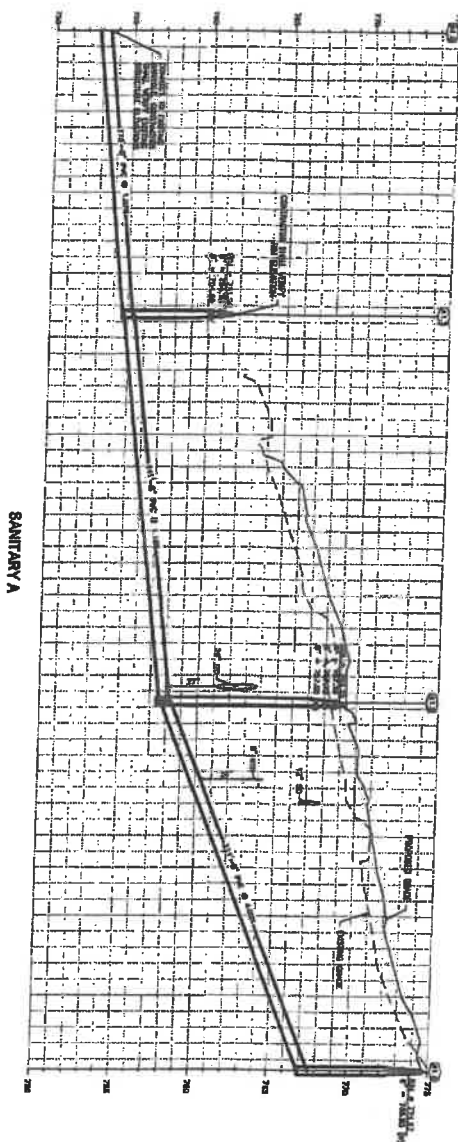
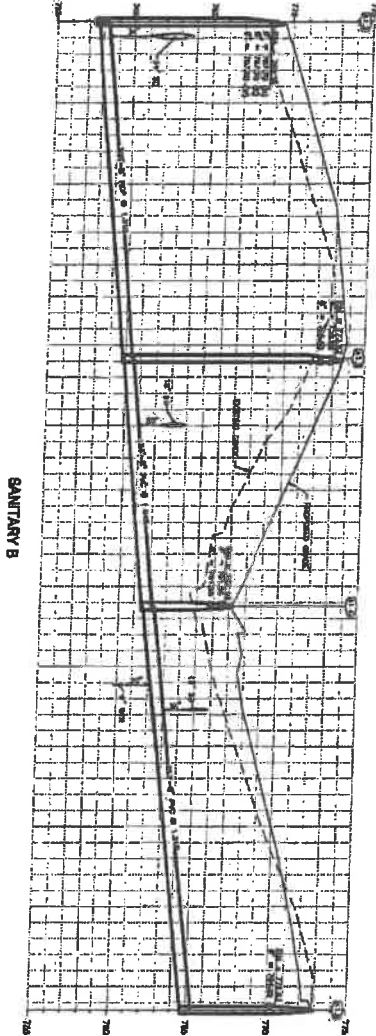
UTILITY PLAN

PROJECT No: 092200
 DATE: 02/11/20
 DES: J. J. J.
 DR: J. J. J.
 CDR: J. J. J.

9175 South Wayne Road
 Dearborn, Michigan, 48124
 (313) 424-9000
 FAX: (313) 424-3721

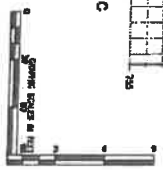
WOLPERT

CA02



SANITARY STRUCTURE TABLE

STRUCTURE ID	DESCRIPTION	FEET	INVERT
A1A	MANHOLE 1	720.00	720.00
A1B	MANHOLE 2	720.00	720.00
A1C	MANHOLE 3	720.00	720.00
A1D	MANHOLE 4	720.00	720.00
A1E	MANHOLE 5	720.00	720.00
A1F	MANHOLE 6	720.00	720.00
A1G	MANHOLE 7	720.00	720.00
A1H	MANHOLE 8	720.00	720.00
A1I	MANHOLE 9	720.00	720.00
A1J	MANHOLE 10	720.00	720.00
A1K	MANHOLE 11	720.00	720.00
A1L	MANHOLE 12	720.00	720.00
A1M	MANHOLE 13	720.00	720.00
A1N	MANHOLE 14	720.00	720.00
A1O	MANHOLE 15	720.00	720.00
A1P	MANHOLE 16	720.00	720.00
A1Q	MANHOLE 17	720.00	720.00
A1R	MANHOLE 18	720.00	720.00
A1S	MANHOLE 19	720.00	720.00
A1T	MANHOLE 20	720.00	720.00



C405	SITE IMPROVEMENT PLANS NORBURY CROSSINGS 28TH STREET BETWEEN HOAR ST. AND HIGHLAND AVE. LOWLAND, DEWANE COUNTY, ILLINOIS	 WOOLPERT 1915 South Meyers Road Suite 920 Chillicothe, Illinois, IL 62111 COLLEGE SPRING FAX: 624-452-3731	PROJECT No: 00220-3	No. DATE	REVISION
	SANITARY SEWER PROFILES		DATE 03/17/20	DES. J.	CHECK J.

GENERAL NOTES:

1. Flexible pavement shall be constructed in accordance with the specifications for flexible pavement.
2. The subgrade shall be prepared and compacted to meet the design requirements.
3. The base course shall be compacted to meet the design requirements.
4. The surface course shall be compacted to meet the design requirements.

SECTION: FLEXIBLE PAVEMENT

GENERAL NOTES:

1. Rigid pavement shall be constructed in accordance with the specifications for rigid pavement.
2. The subgrade shall be prepared and compacted to meet the design requirements.
3. The base course shall be compacted to meet the design requirements.
4. The surface course shall be compacted to meet the design requirements.

SECTION: RIGID PAVEMENT

GENERAL NOTES:

1. Storm sewer shall be constructed in accordance with the specifications for storm sewer.
2. Manholes shall be constructed in accordance with the specifications for manholes.
3. Inlets shall be constructed in accordance with the specifications for inlets.
4. Outlets shall be constructed in accordance with the specifications for outlets.

SECTION: STORM SEWER

GENERAL NOTES:

1. Sidewalk shall be constructed in accordance with the specifications for sidewalks.
2. Curbs shall be constructed in accordance with the specifications for curbs.
3. Gutters shall be constructed in accordance with the specifications for gutters.

SECTION: SIDEWALK

GENERAL NOTES:

1. Business district shall be constructed in accordance with the specifications for business district.
2. Sidewalks shall be constructed in accordance with the specifications for sidewalks.
3. Storm sewers shall be constructed in accordance with the specifications for storm sewers.

SECTION: BUSINESS DISTRICT

GENERAL NOTES:

1. Residential area shall be constructed in accordance with the specifications for residential area.
2. Sidewalks shall be constructed in accordance with the specifications for sidewalks.
3. Storm sewers shall be constructed in accordance with the specifications for storm sewers.

SECTION: RESIDENTIAL AREA

GENERAL NOTES:

1. Storm sewer shall be constructed in accordance with the specifications for storm sewer.
2. Manholes shall be constructed in accordance with the specifications for manholes.
3. Inlets shall be constructed in accordance with the specifications for inlets.

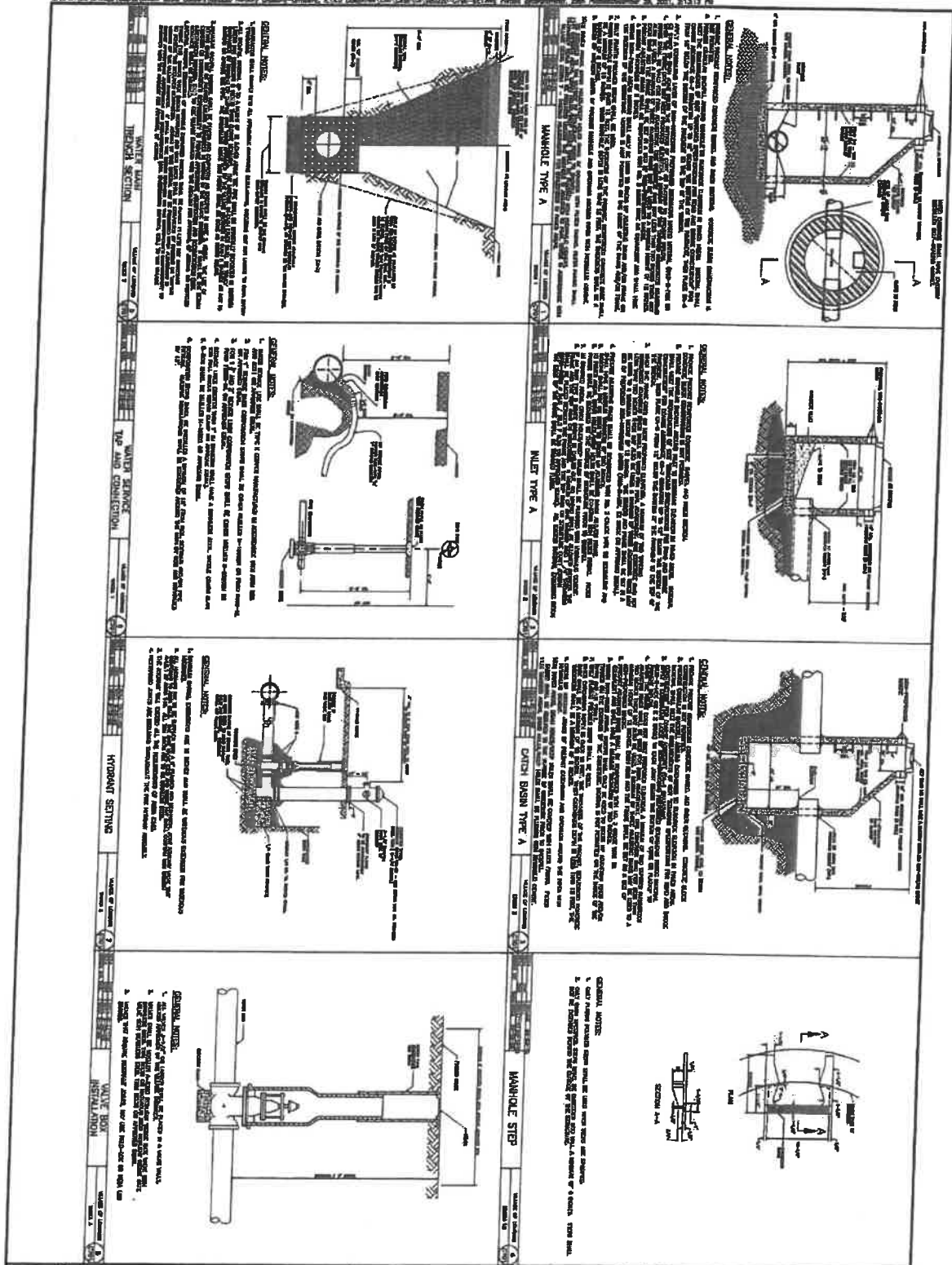
SECTION: STORM SEWER

GENERAL NOTES:

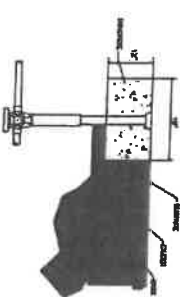

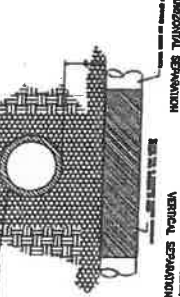
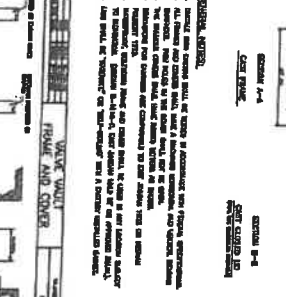
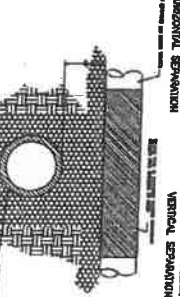
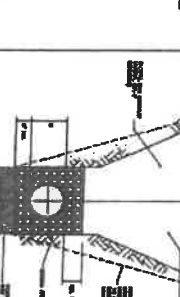
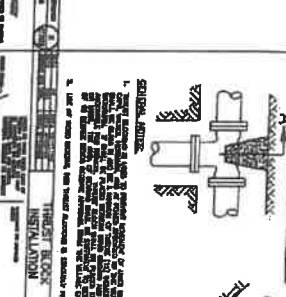
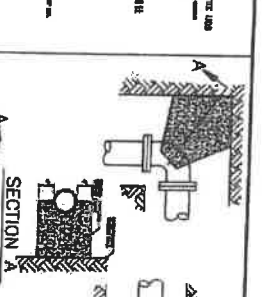
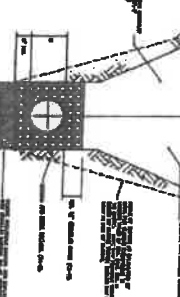

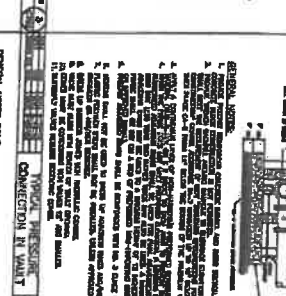
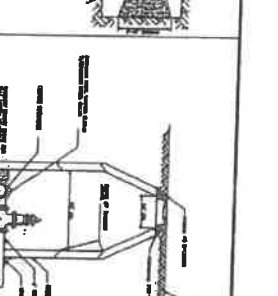
1. Storm sewer shall be constructed in accordance with the specifications for storm sewer.
2. Manholes shall be constructed in accordance with the specifications for manholes.
3. Inlets shall be constructed in accordance with the specifications for inlets.

SECTION: STORM SEWER

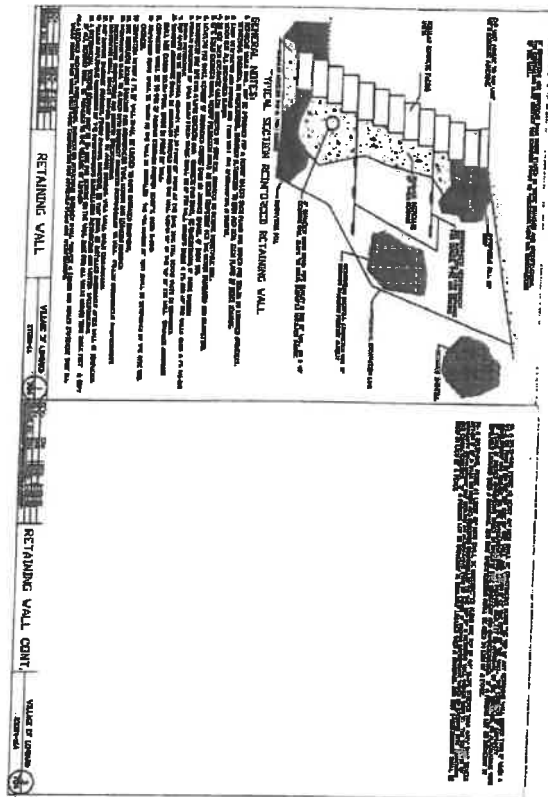
<p>SITE IMPROVEMENT PLANS NORBURY CROSSINGS 20TH STREET BETWEEN MAIN ST. AND IRLAND AVE. LOMBARD, DUPage COUNTY, ILLINOIS</p>	<p>6715 South Morgan Road Suite 200 Oakbrook Terrace, IL 60069 630.434.8900 FAX: 630.435.5751</p>	<p>PROJECT No: 020220-200 DATE: 01/17/05 DES: JH CIV: JH CVD: JH</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	DATE	REVISION									
No.	DATE	REVISION													



C701 DETAILS	SITE IMPROVEMENT PLANS NORBURY CROSSINGS 24TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE. LOMBARD, DUNDEE COUNTY, ILLINOIS	1943 South Meyers Road Suite 200 Channahon, Illinois, IL 61511 815.424.0980 FAX: 815.455.9721	PROJECT No.: DATE: 02/28/01 DES: [] DR: [] CDR: []	REVIEWER: [] [] []
			[] [] []	[] [] []

<p>GENERAL NOTES: 1. CONSULT LOCAL HEALTH DEPARTMENT FOR ALL APPROVED MATERIALS.</p>  <p>B-BOX DISPOSAL SECTION 11</p>	 <p>VALVE VAULT SECTION 12</p>	 <p>HORIZONTAL SEPARATION SECTION 13</p> <p>VERTICAL SEPARATION SECTION 14</p>	 <p>TRENCH BLOCK SECTION 15</p>
 <p>WATER AND SEWER SECTION 16</p>	 <p>VERTICAL PRESSURE SECTION 17</p>	 <p>VERTICAL PRESSURE SECTION 18</p>	 <p>VERTICAL PRESSURE SECTION 19</p>
 <p>VERTICAL PRESSURE SECTION 20</p>	 <p>VERTICAL PRESSURE SECTION 21</p>	 <p>VERTICAL PRESSURE SECTION 22</p>	 <p>VERTICAL PRESSURE SECTION 23</p>

<p>C702</p>	<p>SITE IMPROVEMENT PLANS NORBURY CROSSINGS 20TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE. LOMBARD, DEPAIRE COUNTY, ILLINOIS</p>	<p>WOOLPERT 1915 South Meyer Road Suite 209 O'Fallon, Illinois, IL 60451 TEL: 630.434.8800 FAX: 630.435.3731</p>	<table border="1"><thead><tr><th>PROJECT No.</th><th>DATE</th><th>REVISION</th></tr></thead><tbody><tr><td>060220</td><td>12/17/20</td><td></td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>	PROJECT No.	DATE	REVISION	060220	12/17/20													
PROJECT No.	DATE	REVISION																			
060220	12/17/20																				



C704 <small>PROJECT NO.</small>	SITE IMPROVEMENT PLANS NORBURY CROSSINGS <small>20TH STREET BETWEEN MARI ST. AND HIGHLAND AVE. LOMBARD, DUPAGE COUNTY, ILLINOIS</small>	 1815 South Meyers Road Suite 200 Oakbrook Terrace, IL 60191 CH4268889 FAX: 630.495.5791	PROJECT No: 08220 DATE: 18/11/2021 DES: J DR: J CTD: J	<table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	DATE	REVISION												
	No.		DATE	REVISION															
C704 DETAILS																			

EXHIBIT C
PRELIMINARY PLAT OF SUBDIVISION

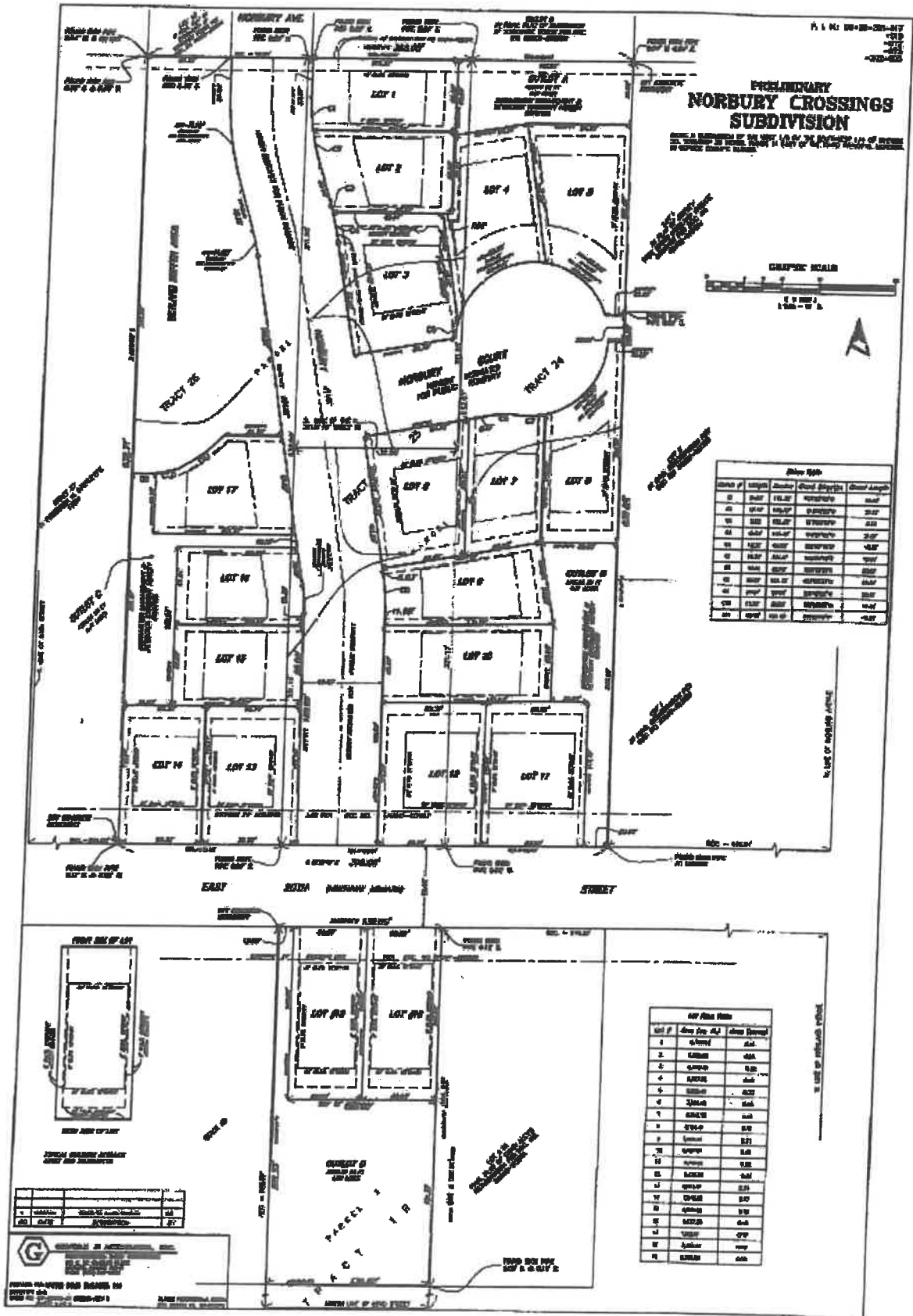


EXHIBIT D

DEVELOPMENT AGREEMENT

**AN AGREEMENT RELATING TO THE APPROVAL OF A
MAJOR DEVELOPMENT,
THE MAKING OF REQUIRED PUBLIC IMPROVEMENTS, AND PROVIDING FUNDS
THEREFOR FOR _____ LOMBARD, IL**

This Development Agreement (the "Agreement"), made and entered into this __ day of __, 2022 by and between United Home Builders, Inc., and Robert H. Mueller, President of United Home Builders, Inc. (collectively the "Owner"), and the VILLAGE OF LOMBARD, a municipal corporation, located in DuPage County, Illinois, (the "Village"). The Village and the Owner are hereinafter sometimes referred to herein individually as a "Party", and collectively as the "Parties".

WITNESSETH:

Whereas, the Owner is developing real estate situated within the corporate limits of the Village, legally described in EXHIBIT A attached and made a part hereof (hereinafter referred to as the "Subject Properties"); and,

Whereas, plans and specifications for the making of the required public improvements within the boundaries of and outside the boundaries of the aforesaid Subject Properties, as prepared by Woolpert, dated January 17, 2020, and last revised January 4, 2022, as approved by the Village, and copies thereof have been filed in the office of the Village Clerk of the said Village, which copies by reference thereto are hereby incorporated as a part hereof (hereinafter referred to as the "Public Improvements"); and,

Whereas, the Owner has entered into contracts or will enter into contracts for the work and Public Improvements required to be made within in conjunction with the development of the Subject Properties pursuant to Lombard Village Code (the "Village Code");

Now, Therefore, for and in consideration of the foregoing, premises and the mutual covenants and agreements hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Village and the Owner, the Village and the Owner agree as follows:

Section 1: Commencement of construction of the Public Improvements detailed herein may begin only after the Owner has delivered one or more Irrevocable Letters of Credit or a surety bond issued by a surety company licensed to do business in Illinois (hereinafter referred to as the "Public Improvement Security"), in a form satisfactory to the Village and issued by a bank or financial institution approved by the Village or a surety company approved by the State of Illinois, in an amount equal to 115% of the Owner's engineer's estimate of cost of construction as approved by the Village's engineer.

Section 2: The Owner agrees to cause to be made with due dispatch and diligence, such Public Improvements as are required under Chapter 154 of the Village Code. The Owner will,

when required to bring about progress in the work with due dispatch, take aggressive steps to enforce each contract connected with the construction of said Public Improvements, to the end that said Public Improvements will be duly and satisfactorily completed within the time or times herein mentioned. The Owner agrees that all work in the construction of said Public Improvements shall be done in a good, substantial and workmanlike manner, that all manufactured materials used therein shall be new and of good quality, that same shall at all times be subject to inspection by the Village, shall all be satisfactory to the Village and shall be subject to its approval. The Owner will at its expense furnish all necessary engineering services for said Public Improvements.

Section 3: The Public Improvements subject to the Public Improvement Security and engineering plans shall be completed within one year of the recording of the Annexation Agreement unless otherwise extended by amendment to this Agreement, consented to by the Corporate Authorities of the Village. All Public Improvement Security, assurances, guarantees, acceptances, and related matters shall comply with the Village Code. The construction of the Public Improvements by the Owner and issuance of approvals by the Village for the Subject Properties shall comply with the following schedule:

A. Sediment and Erosion Control

Sediment and Erosion control measures shall be implemented as per Chapter 154 of the Village Code prior to the issuance of building permits or authorization to proceed with mass grading or other improvements to the Subject Properties. Said measures shall be maintained during the entire construction process and shall be inspected and repaired as necessary after each significant rainfall. Failure to do so may result in the issuance of a stop work order for any outstanding Public Improvements or building permits.

B. Tree preservation measures

All necessary tree preservation measures including tagging of trees to be preserved and fencing around the tree drip lines shall be implemented prior to issuance of building permits, authorization to proceed with mass grading, or any other improvements to the Subject Properties.

C. Authorization to proceed with Public Improvements

Upon approval of the final engineering plans, receipt of all required fees, approval of the Public Improvement Security, recording of this Agreement and the Annexation Agreement, and completion of items "A" and "B" above, authorization to begin the Public Improvements will be given by the Village.

D. Construction of Storm Water Control System

The storm water detention pond and a storm water management system for that portion of the Subject Properties upon which construction activities have begun is to be operational prior to the issuance of any building permits. An operational storm water detention pond and storm water management system means that the

volume of the storm water detention pond is adequate for the flow being directed to it and the restrictor outlet is in place and that the system has been reviewed and approved by the Director of Community Development. Final grading and landscaping of the detention pond shall be completed in conjunction with final landscaping.

E. Issuance of Building Permits

1) Foundation-Only Permits

Foundation-only permits may be issued upon completion of adequate construction access to the corresponding building sites and the completion of underground utility work across the street frontage of the Subject Properties. Adequate access shall mean a maintained gravel access road.

2) Building Permits

Building permits may be issued upon provision of adequate emergency access to the building site (gravel sub base) and an operational fire hydrant within 300 feet of the Subject Properties.

F. Public Improvements, as set forth in the plans and specifications prepared by Woolpert, dated January 17, 2020, and last revised January 4, 2022, shall be completed along 20th Street, the extended Norbury Avenue right-of-way, and the (name to be determined by the Village) right-of-way extending east from Norbury Avenue.

G. Certificates of Occupancy

Issuance of a Certificate of Occupancy for a dwelling unit shall be issued upon satisfactory completion of the following:

- 1) Inspection and approval by the Village's Building Division**
- 2) Completion of the water distribution system including testing and chlorination. No occupancy permits for dwelling units shall be granted by the Village until the water distribution system has been looped (through the development). This requirement shall not apply to the sales office and model building;**
- 3) Completion of the sanitary and storm sewer system to the dwelling units.**
- 4) Substantial completion of the public street system to the subject building and either a turnaround capability for a fire truck or a gravel base through the development in a manner to provide two means of emergency access for each building. Substantial completion shall include curbs, gutter, street lights, and the base course of asphalt.**
- 5) Sidewalks must be installed across the frontage of each of the respective lots of the development, with said sidewalks being required as part of the final**

Certificate of Occupancy/Zoning Certificate for each respective lot. Sidewalks shall also be provided in front of the proposed outlots and Wetland Area A, with said sidewalks being required to be constructed prior to the issuance of the first Certificate of Occupancy/Zoning Certificate for a single-family house in the subdivision. In the event the first Certificate of Occupancy/Zoning Certificate is issued during winter conditions, sidewalks in front of the proposed outlots and Wetland Area A shall be provided no later than the following June 1.

- 6) Landscaping of the Subject Properties must be substantially completed. This includes parkway trees, final grading and ground cover. This condition may be waived by the Department of Community Development if a hardship exists on account of winter conditions provided a Public Improvement Security in favor of the Village is posted by the Owner.
- 7) Record drawings (as-builts) of the detention pond and of the sanitary and storm sewer and domestic water facilities required to serve that building shall be submitted and approved prior to the Certificate of Occupancy.

H. Reserved

- 1) Reserved
- 2) Reserved

J. Acceptance of Public Improvements

- 1) Final Record Drawings (as-builts), including final grading and all utilities, shall be submitted for the review and approval of the Director of Community Development prior to acceptance of the Public Improvements.
- 2) Engineer's Certification. The Design Engineer is to certify that the detention and Best Management Practices (BMPs) (if applicable) was constructed in accordance with Chapter 151 of the Village Code, and that the project was constructed substantially to plan.
- 3) All deficiencies described in the final punch list shall be satisfactorily completed and approved by the Directors of Public Works and Community Development
- 4) A maintenance guarantee in the form of a Public Improvement Security shall be submitted and approved. Said guarantee and Public Improvement Security shall comply with Chapter 154 of the Village Code.
- 5) The Public Improvements to be dedicated to the Village shall be accepted by the Corporate Authorities of the Village. Upon acceptance by the Corporate Authorities of the Village, the installation guarantee (Public Improvement Security) shall be returned to the Owner.

- 6) The maintenance guarantee Public Improvement Security, upon inspection and determination that no deficiencies exist, shall be returned at the time of its expiration.

Section 4: Construction Damage to Public Improvements:

Care shall be taken to avoid damage to existing public improvements, including utilities and curbs, during construction. Any existing public improvement damaged during construction shall be repaired to the satisfaction of the Village and in substantial compliance with this Agreement and all relevant Village codes and ordinances.

Section 5: Dedication of Public Improvements:

Upon approval and acceptances of the aforesaid Public Improvements by the Village, said Public Improvements shall become the Properties of the Village and subject to its control, and if deemed necessary or desirable by the Corporate Authorities of the Village, a formal dedication or conveyance to the Village shall be made by the Owner.

Section 6: Letter of Credit:

It is expressly understood that this Agreement is conditional upon and subject to the delivery to the Village of the document provided for in Section 1 above from the Financial Institution approved by the Village, and subject to the Corporate Authorities of the Village approving same and placing same on file.

Section 7: Notices:

All notices or demands to be given hereunder shall be in writing, and served by either personal service or the mailing of such notice or demand by Certified or Registered Mail. Said notices shall be provided to the Owner's Representative at:

Robert H. Mueller, President
United Home Builders, Inc.
738 S. Elizabeth Street
Lombard, IL 60148

and to the Village at:

Village of Lombard
255 East Wilson Avenue
Lombard, IL 60148
Attn: Director of Community Development

or to such other place for any of them as it may in writing designate. Service of any such notice shall be deemed given on the date of personal service or three (3) days from the date of mailing.

Section 8: Site Access

Owner (and its contractors) shall keep all streets which provide access to the Subject Properties reasonably clean from all mud, gravel and other debris, at all times during and after construction hours.

Section 9: Reserved

Section 10: Acceptance:

Public Improvements shall be accepted by the Corporate Authorities of the Village after certification by the Village Engineer and Director of Community Development that the Public Improvements are in compliance with previously approved plans, specifications, and relevant codes and ordinances. All required fees and procedures shall be provided prior to such acceptance. The Village shall not be liable for any damages that may occur on any dedicated road within a new subdivision that has not been accepted by the Village. The Owner shall hold the Village free and harmless and indemnify the Village, its agents, officers and, employees from any and all claims, damages, judgments, costs and settlements including, but not limited to attorneys' fees that may arise from construction, use, repair, or maintenance of said Public Improvements before they are accepted by the Village.

Section 11: Binding Effect and Term and Covenants Running with the Land:

This Agreement has been executed on behalf of the Village pursuant to action adopted by the Corporate Authorities of said Village at a meeting of said Corporate Authorities duly held on _____, 2022.

This Agreement has been executed by the Owner and shall be binding on the heirs and assigns of the Owner, but shall not be binding on a dwelling unit Owner subsequent to the issuance of an occupancy permit for that dwelling unit.

This Agreement shall automatically expire upon the expiration of the maintenance guarantee Public Improvement Security required at the time of acceptance of the Public Improvements as set forth in Section 3.J.4 above.

In witness thereof, the Village and the Owner hereto have caused these presents to be duly executed on their behalf respectively, all as of the day and year first above written.

By: 
Robert H. Mueller, President of United Home Builders, Inc., as the legal owner of record

By:  PRESIDENT
Robert H. Mueller, President of United Home Builders, Inc., as the developer

Village of Lombard:

By  (Village President)
Keith Giagnorio

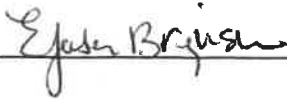
Attest:  (Village Clerk)
Elizabeth Brezinski

EXHIBIT A (Development Agreement)

LEGAL DESCRIPTION

**DEVELOPMENT AGREEMENT DATED ____ 2022 FOR
_____, LOMBARD, ILLINOIS**

_____, IN DUPAGE COUNTY, ILLINOIS.

Parcel Numbers: 06-20-301-01706-20-301-019, 06-20-301-072, 06-20-301-073, 06-20-302-005

PARCEL 1:

TRACT 26 AND THE NORTH 311.50 FEET (AS MEASURED ALONG THE EAST AND WEST LINES THEREOF) OF TRACT 25 IN FREDK H. BARTLETT'S HILLSDALE FARMS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20 AND THE EAST 50 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1941 AS DOCUMENT 422592, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

TRACT 24 AND TRACT 25 EXCEPT THE NORTH 311.50 FEET (AS MEASURED ALONG THE EAST AND WEST LINES THEREOF) OF TRACT 25 IN FREDK H. BARTLETT'S HILLSDALE FARMS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20 AND THE EAST 50 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1941 AS DOCUMENT 422592, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

ALSO THE NORTH 1/2 OF TRACT 19 IN FREDERICK H. BARTLETT'S FARMS, A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20 AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1941 AS DOCUMENT 422592, IN DUPAGE COUNTY, ILLINOIS.

TOTAL AREA: 288,995.53 SQ. FT. (6.63 ACRES)

PROPERTY COMMONLY KNOWN AS: 14, 104, 101 & 112 EAST 20TH STREET, LOMBARD, ILLINOIS.

EXHIBIT E

RECAPTURE AGREEMENT FORM

THIS RECAPTURE AGREEMENT (the "Agreement"), made and entered into this ___ day of ___, 2022, by and between the VILLAGE OF LOMBARD, a municipal corporation of the County of DuPage, in the State of Illinois (the "VILLAGE) and United Home Builders, Inc., and Robert H. Mueller, President of United Home Builders, Inc. (collectively the "OWNER");

WITNESSETH

WHEREAS, the VILLAGE owns and operates a sanitary and storm sewer collection system, storm water system, and water distribution system; and,

WHEREAS, the VILLAGE has jurisdiction over the construction, maintenance and repair of local streets and traffic control; and,

WHEREAS, the Owner is the owner of the following described Properties (hereinafter referred to as ("SUBJECT SITE")):

_____, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 06-20-301-01706-20-301-019, 06-20-301-072, 06-20-301-073, 06-20-302-005

Commonly known as: 14, 101, 104 and 112 E. 20th Street, Lombard, IL 60148

and

WHEREAS, the Owner has developed the SUBJECT SITE in accordance with its zoning classification under the VILLAGE'S Zoning Ordinance for detached single-family home(s) residential uses; and,

WHEREAS, the Owner has constructed the following public utilities relative to the development of the SUBJECT SITE: sanitary sewer construction and stormwater drain construction (hereinafter referred to as the "PUBLIC UTILITY IMPROVEMENTS"); and,

WHEREAS, the construction of the PUBLIC UTILITY IMPROVEMENTS has been carried out and completed in strict compliance with all VILLAGE ordinances and codes, and plans and specifications approved by the VILLAGE; and,

WHEREAS, the cost for the aforesaid PUBLIC UTILITY IMPROVEMENTS is estimated at \$_____, which final cost has been reviewed and will be approved by the VILLAGE; and,

WHEREAS, the construction of the aforesaid PUBLIC UTILITY IMPROVEMENTS by the OWNER will, in addition to benefiting the SUBJECT SITE, also benefit the Properties

located at 6, 10, 15, and 19 E. 20th Street, Lombard, Illinois (hereafter referred to as the "BENEFITED PROPERTIES") if and when said Properties connects to the sanitary sewer system of the Village; and,

WHEREAS, the OWNER should be reimbursed by the Owners of said BENEFITED PROPERTIES if and when said BENEFITED PROPERTIES connect to the Village's sanitary sewer system and stormwater drain system when it is developed; and,

WHEREAS, the OWNER agrees to convey the title to all of the aforesaid PUBLIC UTILITY IMPROVEMENTS to the VILLAGE by a legally proper Bill of Sale;

NOW, THEREFORE, for and in consideration of the foregoing and the mutual promises and agreements herein contained, including, but not limited to, the construction of the aforesaid PUBLIC UTILITY IMPROVEMENTS, the adequacy and sufficiency of which is hereby acknowledged, the VILLAGE and the OWNER agree as follows:

1. That OWNER will, at its sole expense has, complete the construction of all the aforesaid PUBLIC UTILITY IMPROVEMENTS in conformance with the plans and specifications prepared by Woolpert, dated January 17, 2020, and last revised January 4, 2022, and to be approved by the VILLAGE.

2. Upon acceptance of all of the aforesaid PUBLIC UTILITY IMPROVEMENTS by the VILLAGE, the OWNER shall convey to the VILLAGE, by a legally proper Bill of Sale, all of said PUBLIC UTILITY IMPROVEMENTS and appurtenances incidental thereto. Such conveyance shall be free and clear of all liens or encumbrances relative to said improvements. Upon acceptance of said PUBLIC UTILITY IMPROVEMENTS by the VILLAGE, the VILLAGE shall have complete control thereof including the determination of all future use and connections thereto, and shall be responsible for the operation, maintenance, repair and replacement of said PUBLIC UTILITY IMPROVEMENTS.

3. OWNER'S actual costs for said PUBLIC UTILITY IMPROVEMENTS is made up of the following:

Sanitary Sewer Construction	\$ _____
Stowmwater Drain Construction	\$ _____
TOTAL	\$ _____

Said \$ _____ is to be collected by the VILLAGE from the Owner(s) of said BENEFITED PROPERTIES if and when said Owner(s) apply to the VILLAGE for a building permit to develop said BENEFITED PROPERTIES, or any portion thereof, or at such time as said Owner(s) seek to connect to the sanitary sewers and stormwater drains constructed by OWNER.

4. It is further understood and agreed to that under no circumstances will the General Fund of the VILLAGE be in any way obligated for said amount to be reimbursed to OWNER, nor shall the VILLAGE be liable for its failure or neglect to collect said \$ _____ from the Owner(s) of the BENEFITED PROPERTIES described in Exhibit "A". The VILLAGE is only obligated to pay OWNER from those funds the VILLAGE actually collects from the Owner(s) of said BENEFITED PROPERTIES.

5. This Agreement shall remain in full force and effect until the _____, 2032. After said date the BENEFITED PROPERTIES set forth in Exhibit "A" shall no longer be liable for payment of the \$ _____.

6. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the OWNER and the VILLAGE, provided, however, that OWNER shall not assign its interests under this Agreement without the prior written consent of the VILLAGE.

7. The VILLAGE is hereby authorized to record this Agreement with the Recorder of Deeds of DuPage County, Illinois.

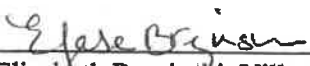
IN WITNESS WHEREOF, the OWNER and the VILLAGE have hereunto caused this Agreement to be executed in duplicate by their duly authorized representatives all on the day and year first above written.

VILLAGE OF LOMBARD

By: 
Keith Giagnorio, Village President

(Corporate Seal)

ATTEST:


Elizabeth Brezinski, Village Clerk

OWNER

By: _____

**EXHIBIT A (Recapture Agreement)
BENEFITTED PROPERTIES**

